DOCUMENT # 4934
ADOPTED:

MEMORANDUM JULY 16, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on ninety zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods	Recommendations			
	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	3	1		2
Back Bay	2			
Beacon Hill	2			
Charlestown	8			
Chinatown				
City Proper				
Dorchester	4	5	1	2
East Boston	6			1
Fenway	2	3		
Government Center				
Hyde Park	3			1
Jamaica Plain	2	1		2
Kenmore				
Mattapan	2			1
North End		3		
North Station	1			
Roslindale	5			
Roxbury	3	5		1
South Boston	9	1	1	2
South Cove				
South End	1			
West Roxbury	3	1		

Allston-Brighton

Approval Z-10174. 300 Babcock St. University uses.

Referral Z-10181-
Approval 10182. 736 Cambridge Street. Six-story office-garage structure; addition to boiler plant.

ZONM/Z/071387/1

Deferral	Z-10183.	2601-2609 Beacon St. Address Master Plan issues.
Approval	Z-10242.	2 Charlesview St. One-story addition.
Denial	Z-10155-10158	17-23 Delaney Circle, Brighton.
Approval	Z-10235.	8 Sorrento St. One- to two-family dwelling.

Back Bay

Approval	Z-10212.	312-314 Dartmoutn St. Eight apartments and offices.
Approval	Z-10275.	665 Boylston St. Offices and take-out restaurant.

Beacon Hill

Approval	Z-10170-10172.	2 & 6 Goodwin Place. Leave five apartments occupancies.
Approval	Z-10239.	54-58A Myrtle St. Legalize plumbing shop.

Charlestown

Approval	Z-10178-10179.	1 & 7 Pleasant St. Six and four unit apartment structures.
Approval	Z-10186.	19 Albion Pl. One-family dwelling.
Approval	Z-10194.	1 Seminary St. Rear deck house and roof deck additions.
Approval	Z-10199.	6-8 Bartlett St. Three- to four-family dwelling; roof deck addition.
Approval	Z-10213.	8 Wais St. One- to two-family dwelling.
Approval	Z-10231-10233.	88-92 Washington St. Two two-family and one one-family dwelling.
Approval	Z-10250.	36 Austin St. Rear balconies and stairs.
Approval	Z-10198.	397 Main St. Three- to four-family dwelling; roof deck.

Dorchester

Denial	Z-9575-9575.	86 & 95 Brunswick St. Change to three.
Deferral	Z-10175.	413 Neponset Ave. Review plans with Authority and community.
Denial	Z-10180.	61 Dewey St. Two-family dwelling.
Approval	Z-10190.	47 Topliff St. Basement storage rooms.

Approval	Z-10192.	33 Coleman St. Vacant dwelling structure restored for two-family.
Denial w/o Prejudice	Z-10214-10224.	1-11 Bowes Lane. Eleven one-family dwellings.
Deferral	Z-10248.	80 Hamilton St. Meet with Authority and community to review drug rehabilitation center.
Approval	Z-10249.	15 Trescott St. One to two-family dwelling.
Denial	Z-10254.	3 Trull St. Three to four apartments.
Approval	Z-10277.	191 Bowdoin St. Self service gas station.
Approval	Z-10287.	130 Park St. Increase capacity of lodging house.
Denial	Z-10280.	1380-1386 Dorchester Ave. Legalize signs.

East Boston

Deferral	Z-10162.	17 Maverick Sq. Legalize occupancy - 20 apartments.
Approval	Z-10171.	170-172 Princeton St. Legalize three-family dwelling.
Approval	Z-10240.	79 Byron St. Enclose porches.
Approval	Z-10246.	193 Lexington St. Store to dwelling unit.
Approval	Z-10253.	336 Sumner St. Store to take-out restaurant.
Approval Denial	Z-10256-10259.	321-323 Meridian & 3 Trenton Sts. Six apartments and commercial; roof line addition.
Approval	Z-10273.	199 Marion St. Four apartments.

Fenway

Approval	Z-9998.	1 Joslin Pl. Take-out restaurant.
Denial	Z-10185.	110 Brookline Ave. Parking lot.
Approval	Z-10244.	10 Gainsborough St. Increase capacity of parking garage.
Denial	Z-10261.	41 Yawkey Way. Parking lot.
Denial	Z-10278.	74-88 Queensberry St. Parking lot.

Hyde Park

Deferal	Z-10050.	691-695 Treman Pkwy. Two signs.
Approval	Z-10159.	869 River St. Replacement of obsolete gas storage tanks.

Approval Z-10195. 15 Goff St. Deck addition to one-family dwelling.

Approval Z-10284. 25 Harvard Ave. Three-story office building.

Jamaica Plain

Deferral Z-10166. 20 Bowditch Rd. Community group to review plans with appellant.

Denial. Z-10187. 34 Bardwell St. Two- to three-family dwelling.

Deferral Z-10197. 1007 Centre St. Meet with Authority to address concerns.

Approval Z-10252. 14 Oakview Terrace. Sun porch addition.

Approval Z-10274. 21r-21 Union Ave. Two-family dwelling.

Mattapan

Approval Z-10210. 1 Caddy Rd. One-story addition.

Deferral Z-10255. 1014-1026A Blue Hill Ave. Review issues with Authority.

Approval Z-10189. 98 Greenfield Rd. One-family and church.

North End

Denial Z-10169. 342A-342 Hanover St. Convert store to restaurant.

Denial Z-10207. 78-80 Commercial St. Enclose roof deck.

Denial Z-10276. 19 Charter St. Enlarge roof structure.

North Station

Approval Z-9942. 101-111 Causeway St. Restore take-out restaurant.

Roslindale

Approval Z-10079-10080. 794-800 Centerbury St. Three unit townhouse structure.

Approval Z-10160. 711-715A South St. Two apartments, barber shop, retail.

Approval Z-10228. 31 Rexmame St. Rear deck addition.

Approval Z-10230. 1409 Centre St. Retail bakery.

Approval Z-10236. 756-760 South St. Two-story addition to office-retail structure.

Roxbury

Denial	Z-10161.	40 Robey St. Contractor's garage.
Denial	Z-10165.	190 Hillside St Three to four apartments, dormer and roof deck additions.
Denial	Z-10168.	121-123 Norfolk Ave. Storage of 20 vehicles and parts.
Approval	Z-10163.	121A George St. Store to one apartment.
Deferral	Z-10238.	12 Millmont St. Review plans with community and Authority.
Denial	Z-10245.	202 Warren St. Lodging house to four apartments.
Approval	Z-10247.	60R Dudley St. Legalize lodging house.
Denial	Z-10229.	60-64 Hillside St. Nine apartments excessive.
Approval	Z-10152-10154.	684-688 Parker St. One- to two-family dwellings.

South Boston

Approval	Z-10164.	29 Ranon St. One-family dwelling.
Denial w/o Prejudice	Z-10173.	3A Douglas St. Six-family dwelling.
Approval	Z-10176.	667 East Broadway. Fish market and restaurant.
Approval	Z-10177.	114 F St. Change occupancy to three-family dwelling.
Approval Denial	Z-10193.	254 West Third St. Rear roof deck addition. Change occupancy two to four apartments.
Approval	Z-10208-10209.	67-69 Baxter St. Two one-family dwellings.
Approval	Z-10211.	12 Ticknor St. Extend apartment to basement.
Deferral	Z-10227.	211 Tudor St. Parking garage.
Approval	Z-10234.	119-123 West Third St. Three unit townhouse structure.
Approval	Z-10241.	415 West Fourth St. One- to two-family dwelling.
Approval	Z-10260.	24-34 Damrell St. Manufacturing, warehouse, print shop.
Deferral	Z-10243.	285-287 Summer St. Five-story addition to office building.
Approval	Z-10281-10283.	362-364 East Eighth St/ & 17 Dixfield St. Two two-family and one four-family dwellings.

South End

Approval Z-10251. 505 Massachusetts Ave. Four to five apartments.

West Roxbury

Denial Z-9974. 1465 VFW Parkway. Display and sale of 50 used cars.

Approval Z-10200. 87 Salman St. One-story addition.

Approval Z-10237. 23 Crehore Rd. One-story addition.

Approval Z-10191. 192 Maple St. Porch and deck additions.

BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
1.	Z-9574-9575	7/21/87	Joseph H. Jean 86 & 95 Brunswick Street, Dorchester
2.	Z-9942	7/28/87	Pollard Realty 101-111 Causeway Street, Boston
3.	Z-9974		Jyothi R. Chandra 1465 V.F.W. Parkway, West Roxbury
4.	Z-9998		Au Bon Pain Company, Inc. 1 Joslin Place, Boston
5.	Z-10050	7/28/87	695 Realty Trust II 691-695 Truman Parkway, Hyde Park
6.	Z-10079-10080		Kenneth S. Portanova 794-800 Canterbury Street, Roslindale
7.	Z-10152-10154	7/21/87	Helen & Joel Hudson Frank 684-688 Parker Street, Roxbury
8.	Z-10155-10158	7/21/87	Luster D. Delaney 17-23 Delaney Circle, Brighton
9.	Z-10159	7/21/87	Peter DiPaola 869 River Street, Hyde Park
10.	Z-10160	7/21/87	Robert Aliano 711-715A South Street, Roslindale
11.	Z-10161	7/21/87	Anthony Lepardo 40 Robey Street, Roxbury
12.	Z-10162	7/21/87	Maverick Realty Trust 17 Maverick Square, East Boston
13.	Z-10163	7/21/87	Jose Gomes 121A George Street, Roxbury
14.	Z-10164	7/21/87	Ernest Leslie 29 Rawson Street, South Boston
15.	Z-10165	7/21/87	F. Patrick O'Connor 190 Hillside Street, Roxbury
16.	Z-10166	7/21/87	Van Spanos 20 Bowditch Road, Jamaica Plain
17.	Z-10168	7/21/87	Joseph Salami 121-123 Norfolk Avenue, Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
18.	Z-10169	7/21/87	Anthony Buonopane 342A-342 Hanover Street, Boston
19.	Z-10170 & 10172	8/4/87	Goodwin Place Realty Trust 2 & 6 Goodwin Place, Boston
20.	Z-10171	8/4/87	Lochiato Realty Trust 170-172 Princeton Street, East Boston
21.	Z-10173	7/28/87	Robert Palton 3A Douglas Street, South Boston
22.	Z-10174	7/21/87	Trustees of Boston University 300 Babcock Street, Boston
23.	Z-10175	7/28/87	Habib Mourad 413 Neponset Avenue, Dorchester
24.	Z-10176	7/28/87	Mark J. Wrick & Mark R. Margiotta 667 East Broadway, South Boston
25.	Z-10177	7/21/87	Rima & Alfred Knasas 114 F Street, South Boston
26.	Z-10178-10179	7/21/87	9 Pleasant Street Realty Trust 1-7 Pleasant Street, Charlestown
27.	Z-10180	7/21/87	Jesus T. Alverez 61 Dewey Street, Dorchester
28.	Z-10181-10182	7/21/87	St. Elizabeth's Hospital of Boston 736 Cambridge Street, Brighton
29.	Z-10183	7/21/87	Trustees of Boston College 2601-2609 Beacon Street, Brighton
30.		WITHDRAWN BY BOARD OF APPEAL	
31.	Z-10185	7/28/87	Twin Enterprises 110R Brookline Avenue, Boston
32.	Z-10186	7/28/87	Loring T. Verry 19 Albion Place, Charlestown
33.	Z-10187		Donald Fennell 34 Bardwell Street, Jamaica Plain
*34.	Z-10189	7/28/87	St. John's Espicopal 96-98 Greenfield Road, Mattapan

*not included in original submission

BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
35.	Z-10190	8/11/87	Daniel dePina 47 Topliff Street, Dorchester
*36.	Z-10191	8/11/87	Dennis Cullen 192 Maple Street, West Roxbury
37.	Z-10192	7/28/87	Paul D. Nichols 33 Coleman Street, Dorchester
38.	Z-10193		Paul W. Gibson 254 West Third Street, South Boston
39.	Z-10194	7/28/87	Robert Ferris 1 Seminary Street, Charlestown
40.	Z-10195	7/28/87	Mary Lou Sbardella 15 Goff Street, Hyde Park
41.	Z-10197	7/28/87	Randall R. Williams & Janet H. Monestine 1007 Centre Street, Jamaica Plain
42.	Z-10198	7/28/87	Michael O'Donnell 397 Main Street, Charlestown
43.	Z-10199	7/28/87	Miachel O'Donnell 6-8 Bartlett Street, Charlestown
44.	Z-10200	7/28/87	John Collins 87 Salman Street, West Roxbury
45.	Z-10207	7/28/87	Edward Fey 78-80 Commercial Street, Boston
46.	Z-10208-10209	7/28/87	James Moore 67-69 Baxter Street, South Boston
47.	Z-10210	8/4/87	Walter L. Bouffard 1 Caddy Road, Mattapan
48.	Z-10211	7/21/87	Ann T. Lee 12 Ticknor Street, South Boston
49.	Z-10212	7/28/87	William O. Rizzo 312-314 Dartmouth Street, Boston
50.	Z-10213		Bernard J. Boylan 8 Wall Street, Charlestown
*51.	Z-10214-10224	8/4/87	Linda A. Burke 1-11 Bowes Lane, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
*52.	Z-10225	7/25/87	Leroy Shillingford 1014-1026A Blue Hill Avenue, Mattapan
53.			WITHDRAWN
54.	Z-10227	7/28/87	Anthony Ilacqua 211 Tudor Street, South Boston
55.	Z-10228	8/4/87	Michel N. Hajjar 31 Rexhame Street, Roslindale
56.	Z-10229	8/4/87	Irene Protopapas 60-64 Hillside Street, Roxbury
57.	Z-10230	7/21/87	Ioannis Ioannidis 1409 Centre Street, Roslindale
58.	Z-10231-10233	8/4/87	Timothy O'Connell 88-92 Washington Street, Charlestown
59.	Z-10234	8/4/87	Stephen M. Fox 119-123 West Third Street, South Boston
60.	Z-10235	8/4/87	Charles Barbato 8 Sorrento Street, Allston
61.	Z-10236	8/4/87	David Waddington 756-760 South Street, Roslindale
62.	Z-10237	7/28/87	Jerome F. Sybertz 23 Crehore Road, West Roxbury
63.	Z-10238	7/28/87	Ronald Weston 12 Millmont Street, Roxbury
64.	Z-10239		Richard Connolly 54-58A Myrtle Street, Boston
65.	Z-10240	8/4/87	James & Annette Necco 79 Byron Street, East Boston
66.	Z-10241	8/4/87	Margaret Lawson 415 West Fourth Street, South Boston
67.	Z-10242	8/4/87	Paul J. & Mary A. Barton 2 Charlesview Street, Brighton
68.	Z-10243	8/4/87	285 Summer Realty Trust 285-287 Summer Street, South Boston

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BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
69.	Z-10244		St. Botolph Holding Company 10 Gainsborough Street, Boston
70.	Z-10245	8/4/87	Edward Redd 202 Warren Street, Roxbury
71.	Z-10246	8/4/87	Joseph L. Gartland 193 Lexington Street, East Boston
72.	Z-10247	8/4/87	Dudley Trust 60 Dudley Street, Roxbury
73.	Z-10248	7/28/87	F.I.R.S.T. Inc. 80 Hamilton Street, Dorchester
74.	Z-10249	8/4/87	Charles Walker 15 Trescott Street, Dorchester
75.	Z-10250	8/4/87	William & Grace Pizzurro 36 Austin Street, Charlestown
76.	Z-10251	8/11/87	P.L. Realty Trust 505 Massachusetts Avenue, Boston
77.	Z-10252	8/11/87	E. Feinberg & R. Restuccia 14 Oakview Terrace, Jamaica Plain
78.	Z-10253	8/4/87	Camille Gradozzi 336 Sumner Street, East Boston
79.	Z-10254		William Martin 3 Trull Street, Dorchester
80.	Z-10256-10259		Stanley Corporation 321-323 Meridian Street & 3 Trenton Street East Boston
81.	Z-10260	8/11/87	Joseph Goldman 21 Damrell Street, South Boston
82.	Z-10261	8/11/87	Financial Publishing Company 41 Yawkey Way, Boston
83.	Z-10273	8/11/87	Alphonse J. Trulli 199 Marion Street, Easton Boston
84.	Z-10274		Jeffrey Klein 21R-21 Union Avenue, Jamaica Plain
85.	Z-10275	8/11/87	Three Jays Trust 665 Boylston Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS JULY 16, 1987

		Hearing	
86.	Z-10276	8/11/87	Anthony Coleman 19 Charter Street, Boston
87.	Z-10277	8/11/87	Seenauth Baldeo, Trustee 191 Bowdoin Street, Dorchester
88.	Z-10278	7/28/87	Fenway Parking Trust 74-88 Queensberry Street, Boston
*89.	Z-10280	8/11/87	Mario Schiavo 1380-1386 Dorchester Avenue, Dorchester
*90.	Z-10281-10283	8/11/87	Navid Realty Trust 17-19 Dixfield Street & 362 East Eighth Street, South Boston
*91.	Z-10284	8/11/87	Hyde Park C.D.C. & Henry Kara 25 Harvard Avenue, Hyde Park
92.	Z-10287	7/21/87	Paul Sullivan Housing Trust 128-130 Park Street, Dorchester

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MEMORANDUM JULY 16, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/21/87

Z-9574-9575
Joseph H. Jean
86 & 95 Brunswick Street
Dorchester

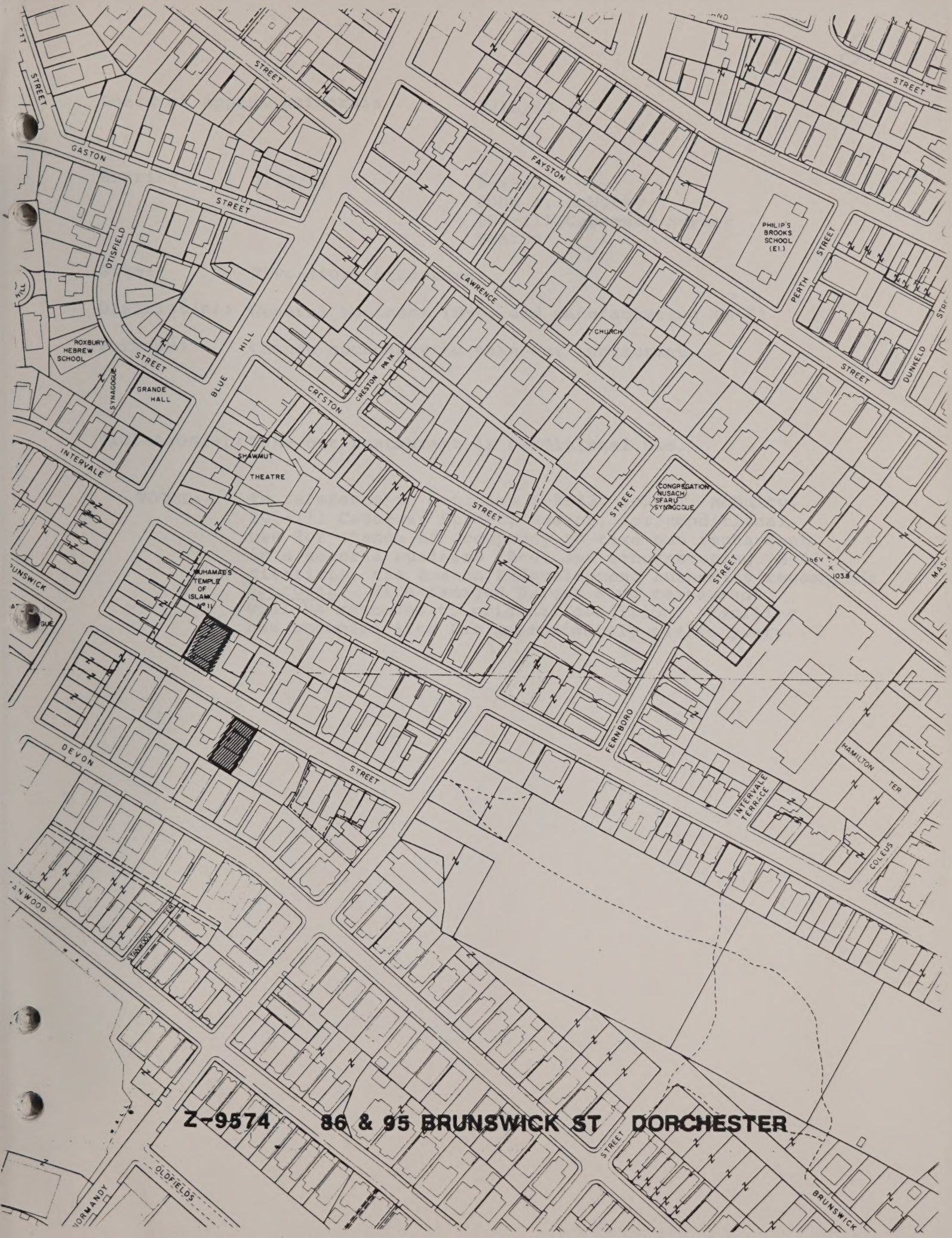
Site: 2½- and 3½-Story structures

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to three-family dwelling and one-family dwelling to three-family dwelling; erect additions.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-9574-9575, Joseph H. Jean, 86 & 95 Brunswick Street, Dorchester, for three variances for change of occupancy from two-family dwelling to three-family dwelling and one-family dwelling to three-family dwelling and erect additions in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed changes are inappropriate and have a negative impact on surrounding properties. Neighborhood is afflicted with open space and off-street parking problems. Authority has received written and oral response strongly opposing this petition.



Z-9574 86 & 95 BRUNSWICK ST DORCHESTER

2

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-9942
John T. McNulty
101-111 Causeway Street
Boston

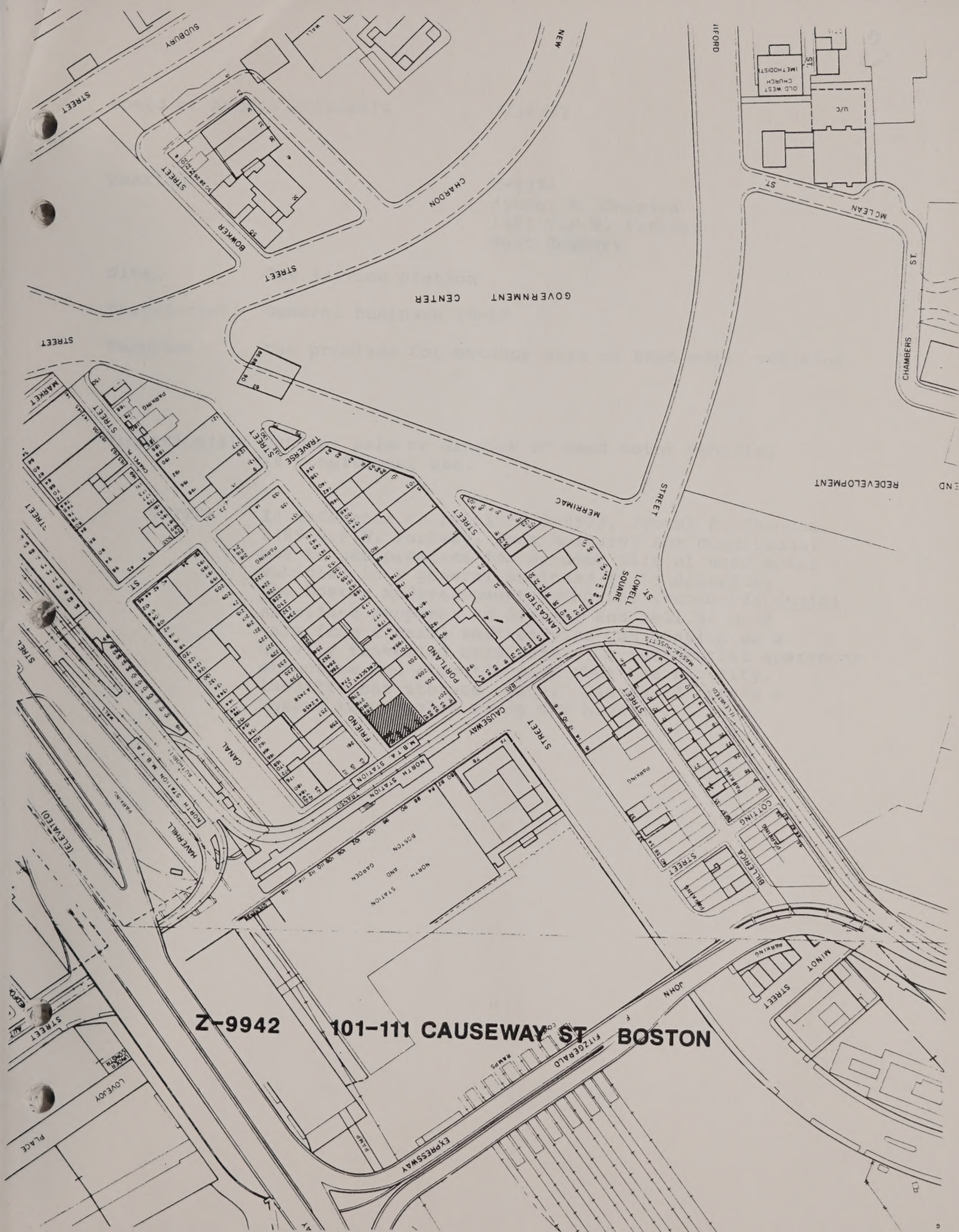
Site: Five-story structure

District(s): General business (B-4) and manufacturing (M-4)

Purpose: Change occupancy to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9942, John T. McNulty, 101-111 Causeway Street, Boston, for conditional use for change of occupancy to take-out restaurant in a general business (B-4) and manufacturing (M-4) districts, the Boston Redevelopment Authority recommends approval. Fire-damaged Burger King restaurant will be restored to original condition. Facility has occupied site for approximately twelve years.


Z-9942
101-111 CAUSEWAY ST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: Z-9974
Jyothi R. Chandra
1465 V.F.W. Parkway
West Roxbury

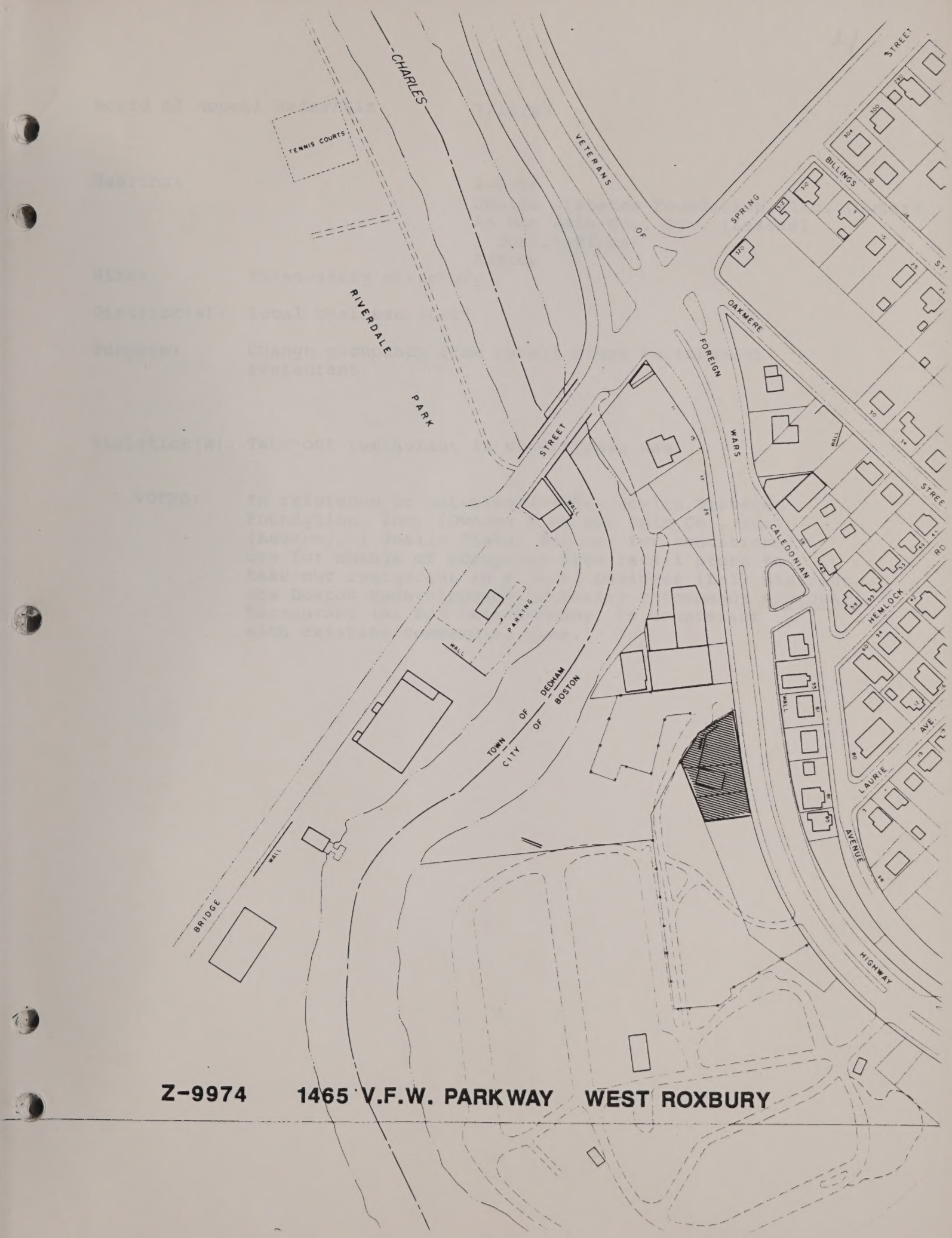
Site: Gas service station

District(s): General business (B-1)

Purpose: Use premises for outdoor sale of used motor vehicles.

Violation(s): Outdoor sale or display of used motor vehicles is conditional use.

VOTED: In reference to peititon Z-9974, Jyothi R. Chandra, 1465 V.F.W. Parkway, West Roxbury, for conditional use to use premises for outdoor sale of used motor vehicles in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Appellant proposes to display and sell 50 used cars from a small self-service gas station on a heavily travelled main artery; a residential apartment structure and a mobile park abut the facility. Insufficient storage space. Use could create a hazard to vehicles using the highway.



Z-9974 1465 V.F.W. PARKWAY WEST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: Z-9998
Joslin Diabetes Foundation, Inc. (Owner)
Au Bon Pain Co., Inc. (Lessee)
1 Joslin Place
Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from retail store to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9998, Joslin Diabetes Foundation, Inc. (Owner) & Au Bon Pain Co., Inc. (Lessee), 1 Joslin Place, Boston, for conditional use for change of occupancy from retail store to take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Restaurant (Au Bon Pain Company) is consistent with existing commercial uses.

Z-9998 1 JOSLIN PLACE BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10050
695 Realty Trust II
Ed Lewis
691-695 Truman Parkway
Hyde Park

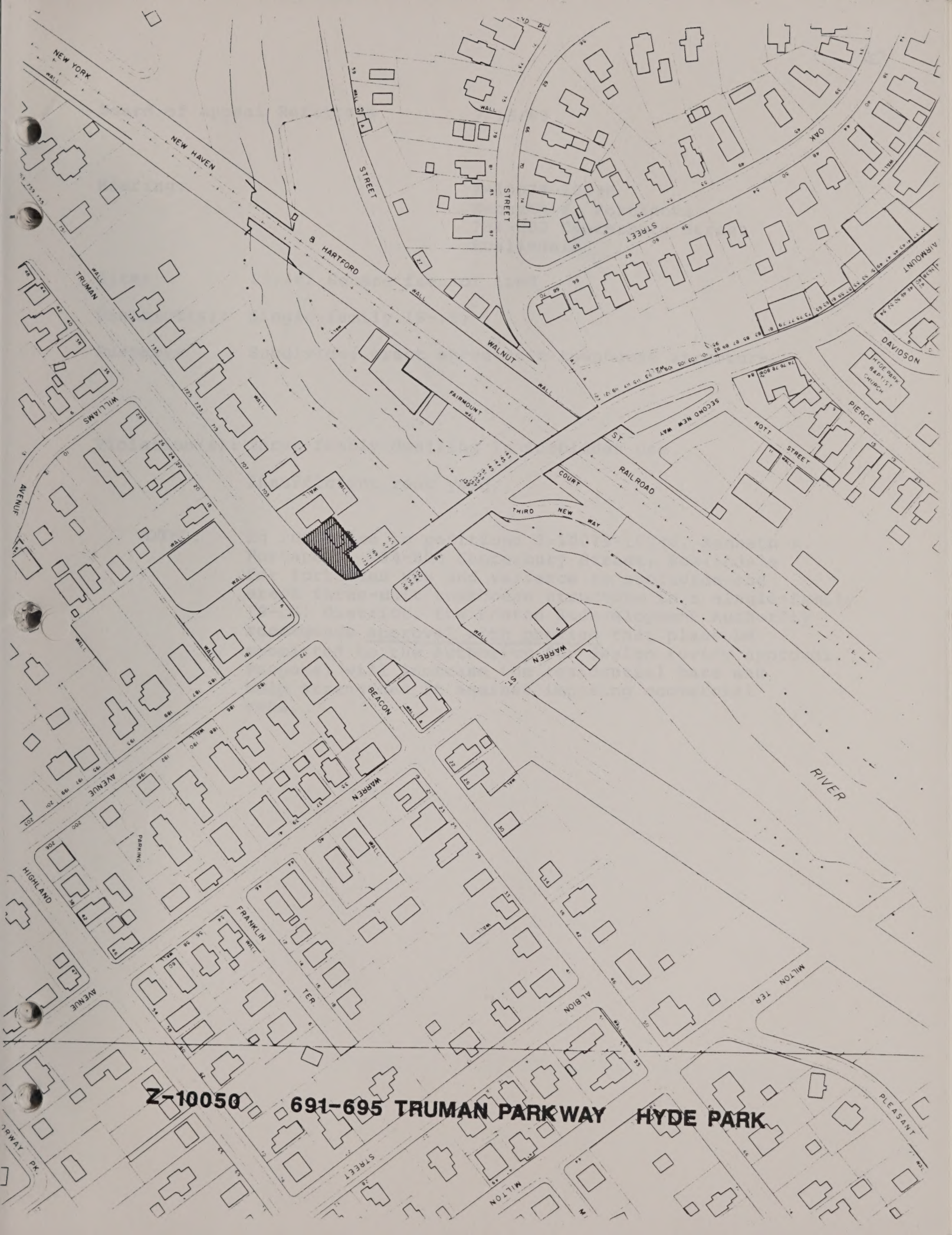
Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Erect two signs on office-retail structure.

Violation(s): Signs above top of sills of windows above first story.

VOTED: In reference to petition Z-10050, 695 Realty Trust II, Ed Lewis, 691-695 Truman Parkway, Hyde Park, for conditional use to erect two signs on office-retail structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the Authority and neighborhood to discuss placement and proposed height of signs (individual painted aluminum letters) which would read "Parkway Plaza" and "Parkway Plaza Medical Center". Visual impact is also a concern.



Z-10050 691-695 TRUMAN PARKWAY HYDE PARK

Board of Appeal Referrals 7/16/87

Hearing: Z-10079-10080
Kenneth S. Portanova
794-800 Canterbury Street
Roslindale

Site: 13,481 Square feet of land

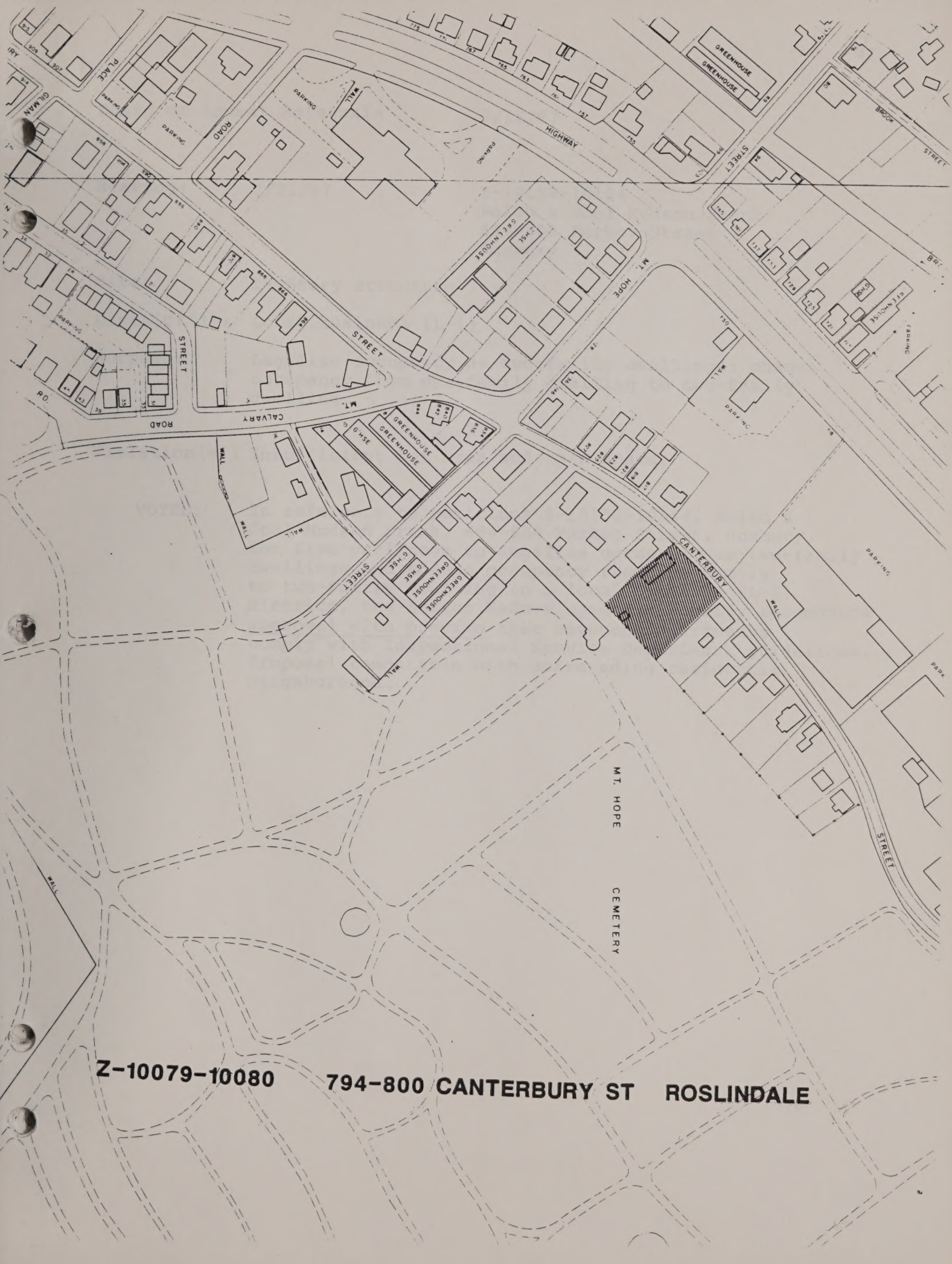
District(s): Single-family (S-.5)

Purpose: Subdivide; erect three-unit townhouse structure.

Violation(s): Three-family dwelling is forbidden use.

Insufficient rear yard.

VOTED: In reference to petitions Z-10079-10080, Kenneth S. Portanova, 794-800 Canterbury Street, Roslindale, for forbidden use and variance to subdivide and erect three-unit townhouse structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will increase the residential base and help strengthen it against imposing commercial uses.



Z-10079-10080 794-800 CANTERBURY ST ROSLINDALE

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10152-10154
Helen & Joel Hudson Frank
684-688 Parker Street
Roxbury

Site: 1½-Story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as two-family dwellings; change occupancy from one-family dwelling to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petitions Z-10152-10154, Helen & Joel Hudson Frank, 684-688 Parker Street, Roxbury, for five variances to legalize occupancy as two-family dwellings and change occupancy from one-family to two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartments comply with Inspectional Service Department guidelines. Proposal compatible with surrounding residential neighborhood.

Z-10152-10154 684-688 PARKER ST ROXBURY

8

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10155-10158
Luster T. Delany
17-23 Delany Circle
Brighton

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect four two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Off-street parking not allowed within front or side yards.

Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petitions Z-10155-10158, Luster T. Delany, 17-23 Delany Circle, Brighton, for four forbidden uses and nineteen variances to erect four two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal as submitted is unacceptable. No justification for excessive density and multiple variances. Appellant should meet with community for input and review issues for any new proposal.

Z-10155-10158 17-23 DELANEY CIRCLE, BRIGHTON

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10159
Peter DiPaolo
869 River Street
Hyde Park

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Install three 6,000-gallon gasoline storage tanks and one 4,000-gallon diesel fuel storage tank.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

VOTED: In reference to petition Z-10159, Peter DiPaolo, 869 River Street, Hyde Park, for forbidden use to install three 6,000-gallon gasoline storage tanks and one 4,000-gallon diesel fuel storage tank in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Obsolete tanks were removed and new tanks with modern vapor recovery systems installed. An environmental hazard has been eliminated and fuel deliveries decreased.

Z-10159 869 RIVER ST HYDE PARK
ROSA STREET
READY AVENUE
FRAZER STREET
EDWARDSON ROAD
ELLARD ROAD
STREET
JOYCE ROAD
DANBURY ROAD
ANDRIA RD
GEORGE ROAD
BIRCHCROFT RD
CAMELIA RD
BLAKE STREET
LOCUST ST
TILESTON
RADCL
MERCER ST
LINDEN AVE
TRACTION AVE
AGNES AVENUE
FEVRE STREET
RIVER AVENUE
PARKING
NEW YORK NEW HAVEN & HARTFORD RAILROAD
POYDRAS
PROVIDENCE
ROSEMONT
OAKCRE

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10160
Robert J. Aliano
711-715A South Street
Roslindale

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from one-family dwelling, clubroom, and three stores to two apartments, store, and barber shop; erect shed dormer addition.

Violation(s): Insufficient lot area and side yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-10160, Robert J. Aliano, 711-715A South Street, Roslindale, for three variances for change of occupancy from one-family dwelling, clubroom, and three stores to two apartments, store and barber shop and erect shed dormer addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Residential units are compatible with the stable mix of uses found within Roslindale Square.

Z-10160 711-715A SOUTH ST ROSLINDALE

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10161
Anthony Lepardo
40 Robey Street
Roxbury

Site: 17,702 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect one-story garage structure for storage of contractor's equipment.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-10161, Anthony Lepardo, 40 Robey Street, Roxbury, for two variances to erect one-story garage structure for storage of contractor's equipment in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposed 60' x 250' one-story concrete block structure would occupy the entire lot and immediately abut rear of East Cottage Street residential properties. Appellant should meet with Authority and community to review project and resolve concerns. Strong community opposition existing.

PARKING
TOLAND COURT
PARKING AREA
TANKS
CLIFTON STREET
LESTER ST
STREET
BACHELDER STREET
MARSHFIELD STREET
LONGMEADOW ST
STREET
COTTAGE STREET
BATCHELDER STREET
ROBEY STREET
LEYLAND STREET
BURGESS STREET
STREET
NEW YORK AND HARTFORD STREET
FRANKLIN AVENUE
HILLSBORO STREET
GROOM STREET
BECKWITH ST
HARROW ST
BELDEN STREET
GENE STREET
WENDOVER STREET
QUINCEFIELD PL
HUMPHREYS PLACE
NEW HAVEN
CLIFTON STREET
Z-10161 40 ROBEY ST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10162
Maverick Realty Trust
Henry DeAngelo
17 Maverick Square
East Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as 20 apartments and retail package store; erect three- and four-story additions.

Violation(s): Excessive floor area ratio.

Insufficient open space, front, side, rear yards, setback of parapet, and off-street parking.

VOTED: In reference to petition Z-10162, Maverick Realty Trust, Henry DeAngelo, 17 Maverick Square, East Boston, for seven variances to legalize occupancy for twenty apartments and retail package store and erect three- and four-story additions in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral. The proposed project represents a significant development in the Maverick Square area. The East Boston community which has not had the opportunity to review the plans should be involved in conjunction with the local Planning and Zoning Advisory Committee.

Z-10162
17 MAVERICK SQ EAST BOSTON
MAVERICK SQUARE
MERIDIAN STREET
MAVERICK STATION R T A
BOSTON & ALBANY RAILROAD
BREMEN STREET
PARIS STREET
HENRY STREET
WINTHROP ST
CHELSEA STREET
ELBOW
EMMONS STREET
POLICE STATION No 7
EAST BOSTON POST OFFICE STATION
MARIS PIER STATION
CONVENT
MOST HOLY REDEEMER R C CHURCH
LONDON ST
MAVERICK
SUMNER
WEBSTER STREET
MARGINAL STREET
ORLEANS STREET
HAINES STREET
MURRAY COURT
EVERETT STREET
SUMNER PIKE BTA
BERTH NO 2
TANK
CLYDE
LEWIS
MILL
NATIONAL DOCK BLDG
BULKHEAD LINE
FERRY
95H-4

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10163
Jose Gomes
121A George Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10163, Jose Gomes, 121A George Street, Roxbury, for variance to legalize occupancy as one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Former one-story store structure attached to a three-family dwelling at the intersection of Langdon Street which has been vacant for several years will be converted to a desirable dwelling unit compatible with the residential character of the area.

Z-10163 121A GEORGE ST ROXBURY
AVENUE
STREET
HAMPDEN
STREET
GERARD
STREET
NORFOLK
STREET
MAGAZINE
STREET
WOODWARD
STREET
CLARENCE
STREET
LANGDON
STREET
SHIRLEY
STREET
CLIFTON
STREET
LESTER ST
BACHELDER
ROSWELL
STREET
PROCTOR
STREET
WILLIAM
EUSTIS
PLAYGROUND
PARKING
BLEACHERS
PLAYGROUND
RALPH WALDO EMERSON SCHOOL (E)
LITTLE SISTERS OF THE POOR HOME FOR THE AGED
ST PATRICKS R.C. CHURCH
DUDLEY-BLUE HILL FIRE STATION
POLICE STA NO 9
B.P.L. MT PLEASANT BRANCH
SAMUEL W MASON EL SCHOOL
PARTRIDGE PL.
LEWIS STREET
HUCKINS STREET
MILLER PARK
DUNMORE STREET
FOREST PL.
CEDRIC
ELM PARK

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10164
Ernest Laslie
29 Rawson Street
South Boston

Site: 3,244 Square feet of land

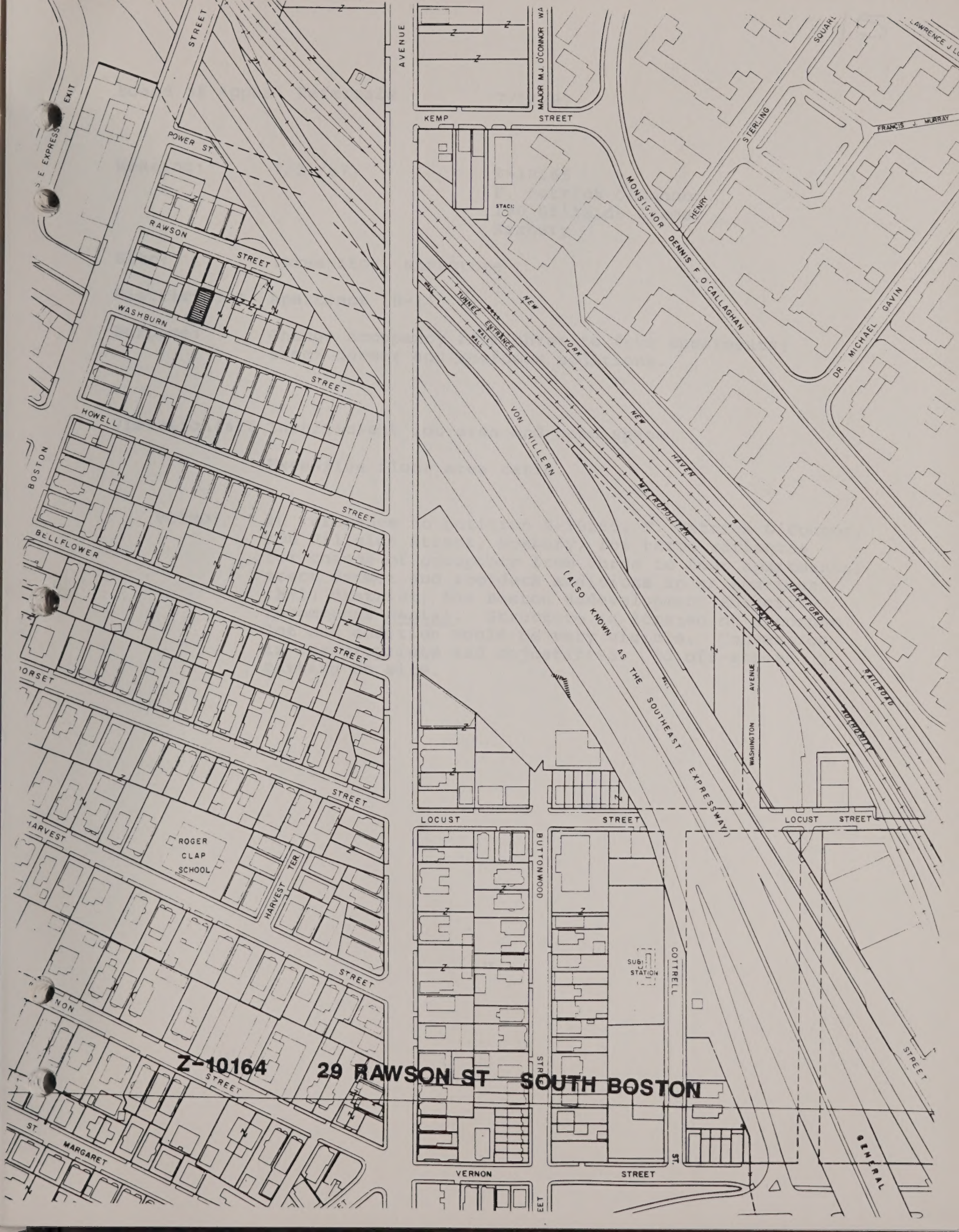
District(s): Manufacturing (M-2)

Purpose: Erect one-family dwelling.

Violation(s): One-family dwelling forbidden use.

Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-10164, Ernest Laslie, 29 Rawson Street, South Boston, for forbidden use and two variances to erect one-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the structure be at least two stories and no greater than three stories in height and that plans be submitted to the Authority for design review approval. Surrounding properties are three stories in height; proposed one-story dwelling would be incompatible.



Z-10164 29 RAWSON ST SOUTH BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10165
F. Patrick O'Connor
190 Hillside Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments; erect dormer and roofdeck additions.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10165, F. Patrick O'Connor, 190 Hillside Street, Roxbury, for three variances for change of occupancy from three to four apartments; erect dormer and roofdeck additions in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Structure is located on a corner lot and addition would be very visible. Conversion is inappropriate and unjustified. No off-street parking on site.

Z-10165 190 HILLSIDE ST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87 Z-10166
Evangeline Spanos
20 Bowditch Road
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10166, Evangeline Spanos, 20 Bowditch Road, Jamaica Plain, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral. Community organization has requested opportunity to review plans with appellant.

Z-10166 20 BOWDITCH RD JAMAICA PLAIN

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10168
Joseph Salami
121-123 Norfolk Avenue
Roxbury

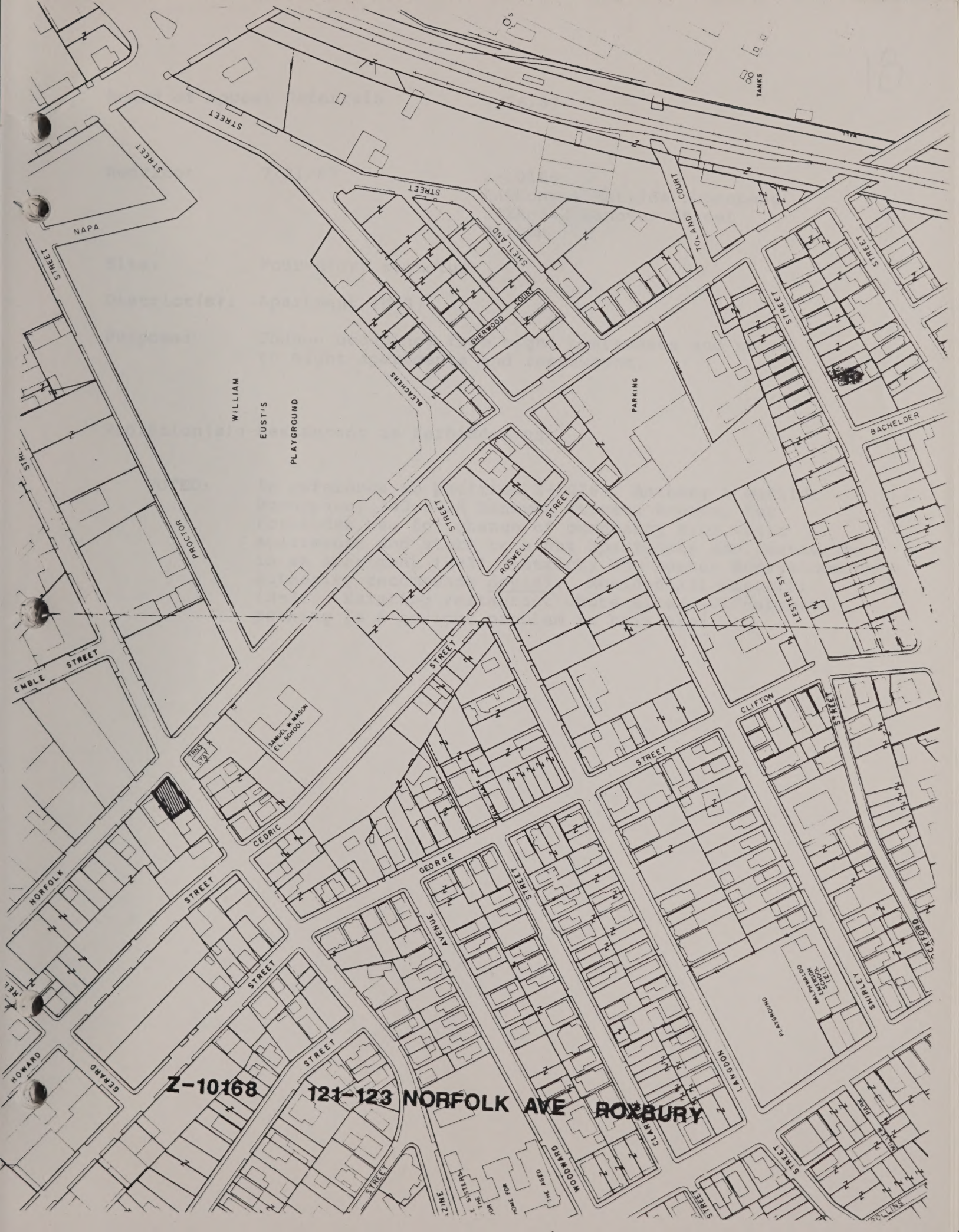
Site: Vacant land

District(s): Manufacturing (M-2)

Purpose: Use premises for storage of twenty vehicles and parts.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10168, Joseph Salami, 121-123 Norfolk Avenue, Roxbury, for two variances to use premises for storage of twenty vehicles and parts in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Petitioner states he utilizes the lot for storage of trucks to be sold and repaired. Expansion of existing automotive operation to opposite corner is inappropriate. Appellant should meet with Authority, EDIC, and community to address concerns and impacts.



Z-10168 121-123 NORFOLK AVE ROXBURY

18

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87 Z-10169
Anthony & Matilde Buonopane
342A-342 Hanover Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from eight apartments and store to eight apartments and restaurant.

Violation(s): Restaurant is forbidden use.

VOTED: In reference to petition Z-10169, Anthony & Matilde Buonopane, 342-342A Hanover Street, Boston, for forbidden use for change of occupancy from eight apartments and store to eight apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Residential district (H-3). Existing restaurant abuts site. Off-street parking is a serious problem in this area.

Z-10169
342A-342 HANOVER ST BOSTON
HANOVER STREET
CHARTER STREET
COPPS HILL TERRACES
COPPS HILL CEMETERY
FOSTER STREET PLAYGROUND
HENCHMAN STREET
CHARTER STREET PLAYGROUND
SNOWHILL STREET
SHEAFE STREET
CLEVELAND PLACE
MARGARET ST.
THATCHER ST.
UNITY ST.
PAUL REVERE MALL
BENNET INDUSTRIAL SCHOOL
NORTH ST.
WIGGIN ST.
FLEET ST.
PARKING
CHRISTOPHER COLUMBUS AND JULIE BILLIART CENTRAL HIGH SCHOOL R.C.
CITY OF BOSTON BATH HOUSE
ST. ANTHONY R.C. SCHOOL
PLAYGROUND
ST. LEONARD'S MONASTERY
ST. LEONARD'S R.C. CHURCH
BETHEL CHRISTIAN CENTER
NOYES PLACE
CITY OF BOSTON HEALTH UNIT
BALDWIN PLACE
JERUSALEM PL.
MARGIN STREET
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
WESLEY PL.
PARMENTER STREET
SALEM STREET
HANOVER STREET
RICHMOND STREET
NORTH SQUARE
SEAMEN'S HOUSE
GARDEN COURT ST.
MOON ST.
SUN CT.
ST. JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
LEWIS ST.
POWER STATION
CLARK ST.
ST. STEPHEN'S R.C. CHURCH
HARRIS STREET
HANOVER AVENUE
PARKING
BATTERY STREET
HOLDEN CT.
NORTH STA
SOUTH STA
UNION
SARG
QUIN
EAS
LEWIS WHARF ST.
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC
LANGDON PL.
LT. WB CALLAHAN TUNNEL BLDG.
CITY OF BOSTON PRINTING
POLICE GARAGE
SUMNER TUNNEL ADMIN. BLDG.
U.S.P.O.
TUNNEL
FULTON PL.
ALLEY 101
NORTH
CROSS
FITZGERALD EXPRESSWAY
PARKING
ARTERY

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10170 & 10172
Goodwin Place Realty Trust
Stephen J. Tassinari
2 & 6 Goodwin Place
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from four to five and from three to five apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petitions Z-10170 & 10172, Goodwin Place Realty Trust, Stephen J. Tassanari, 2 & 6 Goodwin Place, Boston for four variances for change of occupancy from four to five and from three to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that basement units comply with Inspectional Services Department standards. Proposal would legalize occupancies which have existed for many years and are consistent with adjacent properties.

Z-10170 & 10172 2 & 6 GOODWIN PLACE BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10171
Lochiatto Realty Trust
Anthony J. Lochiatto
170-172 Princeton Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10171, Lochiatto Realty Trust, Anthony J. Lochiatto, 170-172 Princeton Street, East Boston, for variance to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal is compatible with predominantly two- and three-family neighborhood. Off-street parking is provided.

EAST BOSTON HIGH SCHOOL
EAST STREET
PHILIP H. SHERIDAN SCHOOL
PRESCOTT STREET
PRESCOTT SQUARE
EAGLE STREET
LEXINGTON SQUARE
WHITE STREET
PUTNAM SQUARE
PUTNAM STREET
FIRE DEPT ENGINE 5 ENGINE 11
ST JOHN THE BAPTIST CHURCH
PATRICK J KENNEDY SCHOOL
DAY SQUARE
PRINCETON STREET
SACRED
BOSTON & ALBANY RAILROAD
170-172 PRINCETON ST EAST BOSTON
Z-10171

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10173
Robert Fulton
3A Douglas Street
South Boston

Site: 5,800 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect six-family dwelling.

Violation(s): Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-10173, Robert Fulton, 3A Douglas Street, Boston, for three variances to erect six-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed density is excessive. Rear lot is abutted by Douglas Street, East Eighth Street, Columbia Road, and Bay Tower properties. Plans presented to the community by the developer were opposed by neighbors surrounding the site. Excessive density for site and parking are primary concerns.

PARK
COLEBROOK STREET
EAST
BURRILL PLACE
SEVENTH
JASON TER
COVINGTON
STREET
WINFIELD STREET
SANGER STREET
SPRINGER STREET
BREWSTER STREET
BAYVIEW PL
Z 10173
3A DOUGLAS ST
SOUTH BOSTON
DOUGLAS STREET
HAMLIN STREET
MASS. 2-30
WM J FOLEY, SR APTS
BOSTON HOUSING AUTHORITY
COLUMBIA ROAD
MARINE ROAD
COLUMBIA BOULE
WALL
BEACH
WILLIAM
CARSON
OLD HARBOR

22

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87 Z-10174
Trustees of Boston University
300 Babcock Street
Boston

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from warehouse and offices to same, classroom and related or incidental educational-academic uses.

Violation(s): University is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10174, Trustees of Boston University, 300 Babcock Street, Boston, for conditional use and variance for change of occupancy from warehouse and offices to same, classroom and related or incidental educational-academic uses in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use be limited to five years; that plans be submitted to the Authority for design review approval. This conversion of 300 Babcock Street will permit space in Rich Hall presently used by the athletic department to be converted to dormitory occupancy. Further, this conversion was discussed with the Task Force and described in the master plan as a temporary use. Possible reuse of 300 Babcock Street for dormitory occupancy is to be considered in five years.

NAPLES ROAD
COMMONWEALTH
ALCORN STREET
BABCOCK STREET
GAFFNEY STREET
STREET
STREET
STREET
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
WALL
WALL
WALL

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10175
Habib Mourad
413 Neponset Avenue
Dorchester

Site: Vacant three-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two apartments and store to offices.

Violation(s): Excessive floor area ratio and building height.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-10175, Habib Mourad, 413 Neponset Avenue, Dorchester, for four variances for change of occupancy from two apartments and store to offices in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Structure is located near the extremely busy intersection of Neponset Avenue and Morrissey Boulevard. Off-street parking must be provided. Appellant should review plans with Authority and community.

Z-10175
413 NEPONSET AVE DORCHESTER
NEPONSET
EXPRESSWAY
SOUTHEAST
BOULEVARD
STREET
AVENUE
HOLBROOK
CLOVER
HALLET
ANN
ST
CRADDOCK
PARKING
NEPONSET
BOULEVARD
WALNUT
LORENZO
OAKMAN
TAYLOR
BRANCH
PHILIP
RICE
BERRY ST
REDFIELD
WOODWORTH
FRANKLIN
MORRISSEY
YORK NEW HAVEN & HARTFORD RAILROAD
MUD
AVENUE
NEPONSET
APPROXIMATE
PIERHEAD
TAYLOR

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10176
Mark J. Wrick
Mark R. Margiotta
667 East Broadway
South Boston

Site: 1,636 Square feet of land

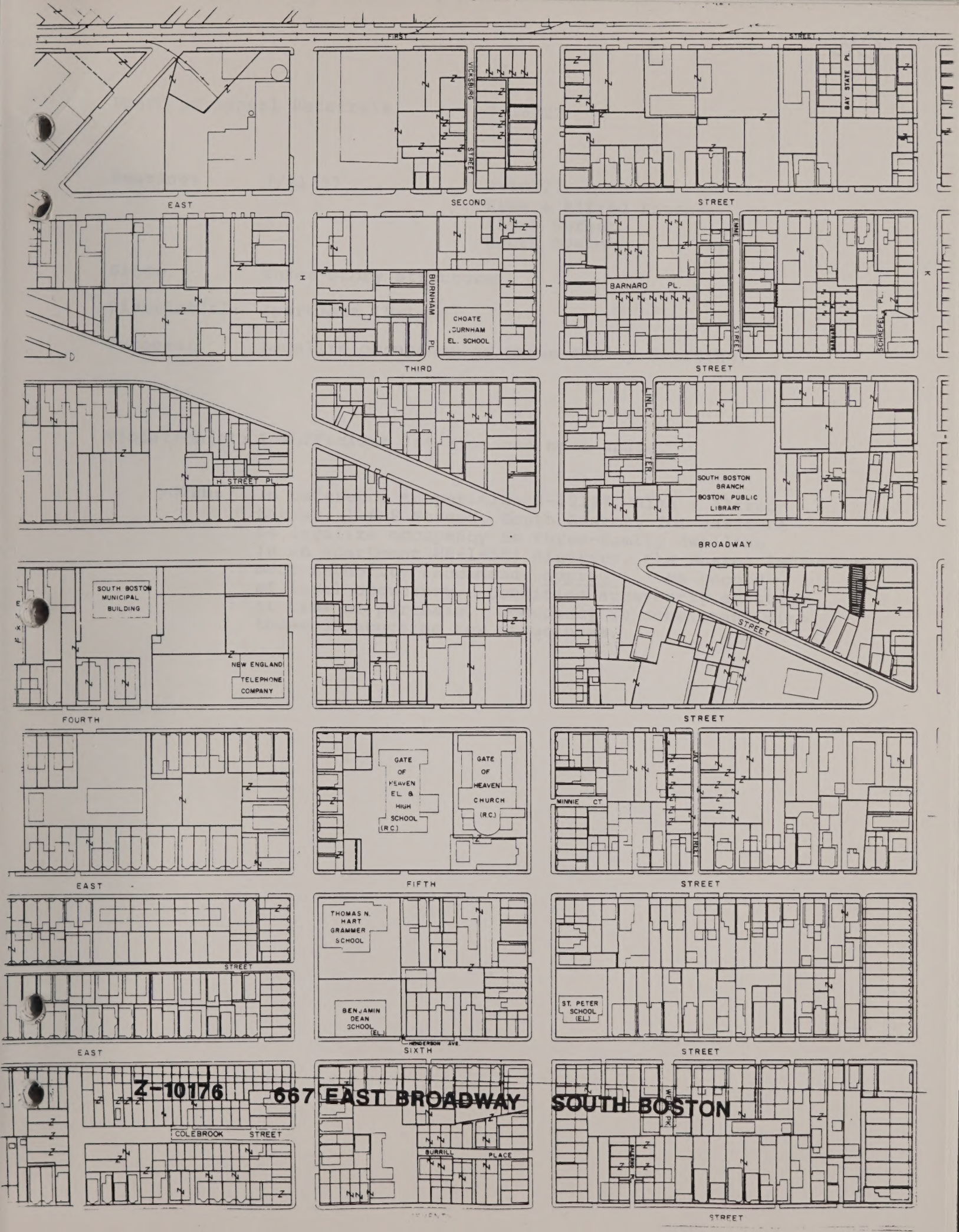
District(s): General business (B-1)

Purpose: Erect one-story retail fishmarket and restaurant structure.

Violation(s): Take-out restaurant is conditional use.

Insufficient rear yard.

VOTED: In reference to petition Z-10176, Mark J. Wrick & Mark R. Margiotta, 667 East Broadway, South Boston, for conditional use and variance to erect one-story retail fishmarket and restaurant structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing fishmarket and restaurant will be demolished and replaced with new structure which will upgrade operation, improve property, and enhance the area.



Z-10176 667 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10177
Rima & Alfred Knasas
114 F Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10177, Rima & Alfred Knasas, 114 F Street, South Boston, for variance to legalize occupancy as three-family dwelling in an apartment HH-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Condition apparently existing at time of purchase. Occupancy is consistent with those of abutting row structures.

Z-10177
114 F STREET SOUTH BOSTON
BROADWAY
FOURTH PRESBYTERIAN CHURCH
DORCHESTER FIRE STATION
HEALTH UNIT
U.S.P.O. SO. BOSTON STATION
ALBANIAN ORTHODOX CHURCH
BIGELOW SCHOOL (EL.)
BOYS' CLUB SOUTH BOSTON
GIRLS' CLUB
ST AUGUSTINE CEMETERY
ST AUGUSTINE CONVENT
NORCROSS SCHOOL (EL.)
CARMELITE SISTERS
LINDEN
PACIFIC
ATLANTIC
NATIONAL
OLD HARBOR
DORCHESTER
EAST
WEST
SILVER
FOURTH
FIFTH
SIXTH
THIRD
SECOND
BOLTON
BOWEN
LORING
STREET

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10178-10179
9 Pleasant Street Realty Trust
1 & 7 Pleasant Street
Charlestown

Site: 7,681 Square feet of land

District(s): General business (B-2)

Purpose: Erect six-apartment and four-apartment structures.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, open space, front, rear yards, corner traffic visibility, and setback of parapet.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10178-10179, 9 Pleasant Street Realty Trust, 1 & 7 Pleasant Street, Charlestown, for eighteen variances to erect six-apartment and four-apartment structures in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Petitioner has reviewed plans with community. Density is appropriate. Ten off-street parking spaces will be provided on site.

Z-10178-10179 1-7 PLEASANT ST CHARLESTOWN

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87 Z-10180
Jesus Alverez
61 Dewey Street
Dorchester

Site: 2,558 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10180, Jesus Alverez, 61 Dewey Street, Dorchester, for variances to erect two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Small 2,558-square-foot lot cannot appropriately support this proposed two-family dwelling. Site lacks sufficient open space and setbacks. A more propriate design with provisions for open space could be supported as this area is in need of housing.

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10181-10182
St. Elizabeth's Hospital
736 Cambridge Street
Brighton

Site: Hospital complex

District(s): Apartment (H-2)

Purpose: Erect six-story professional office-garage structure and erect one-story addition to boiler plant structure.

Violation(s): Professional office building and parking garage are conditional uses.

Extension of nonconforming use.

VOTED: In reference to petitions Z-10181-10182, St. Elizabeth's Hospital, 736 Cambridge Street, Brighton, for two conditional uses and extension of nonconforming use to erect six-story professional office-garage structure and erect one-story addition to boiler plant structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of six-story professional office-garage structure until August 13, 1987, Board Meeting. Prior to that date, St. Elizabeth's Hospital is to present to the Institutional Expansion Board and Authority staff, a proposal for opening up to other groups a community review process for the hospital Master Plan and the incinerator project, a report on the resolution of traffic and parking impacts and a report on the results of discussions with the Mayor's Tax Exempt Policy Committee concerning a proposal to make tax payments on the garage. These recommendations have been discussed with the Institutional Expansion Board and agreed to by St. Elizabeth's Hospital. Approval of one-story 1600-square-foot addition to boiler plant structure with the following provisos: that the proposal be subject to required approvals of DEQE and MEPA; that the Hospital will, in conjunction with the Mayor's Office of Neighborhood Services, organize a Community Review Committee and process and forward to the Committee and the Authority all applications and reports submitted to DEQE; and that plans be submitted to the Authority for design review approval. Certificate of Need regulations require obtaining zoning approval prior to filing for Determination of Need approval. The hospital will initiate the environmental review process concurrent with the Determination of Need process.

Z-10181-10182 736 CAMBRIDGE ST BRIGHTON

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10183
Trustees of Boston College
2601-2609 Beacon Street
Boston

Site: Unversity complex

District(s): Residential, two-family (R-.5)

Purpose: Erect four-story university chemistry structure.

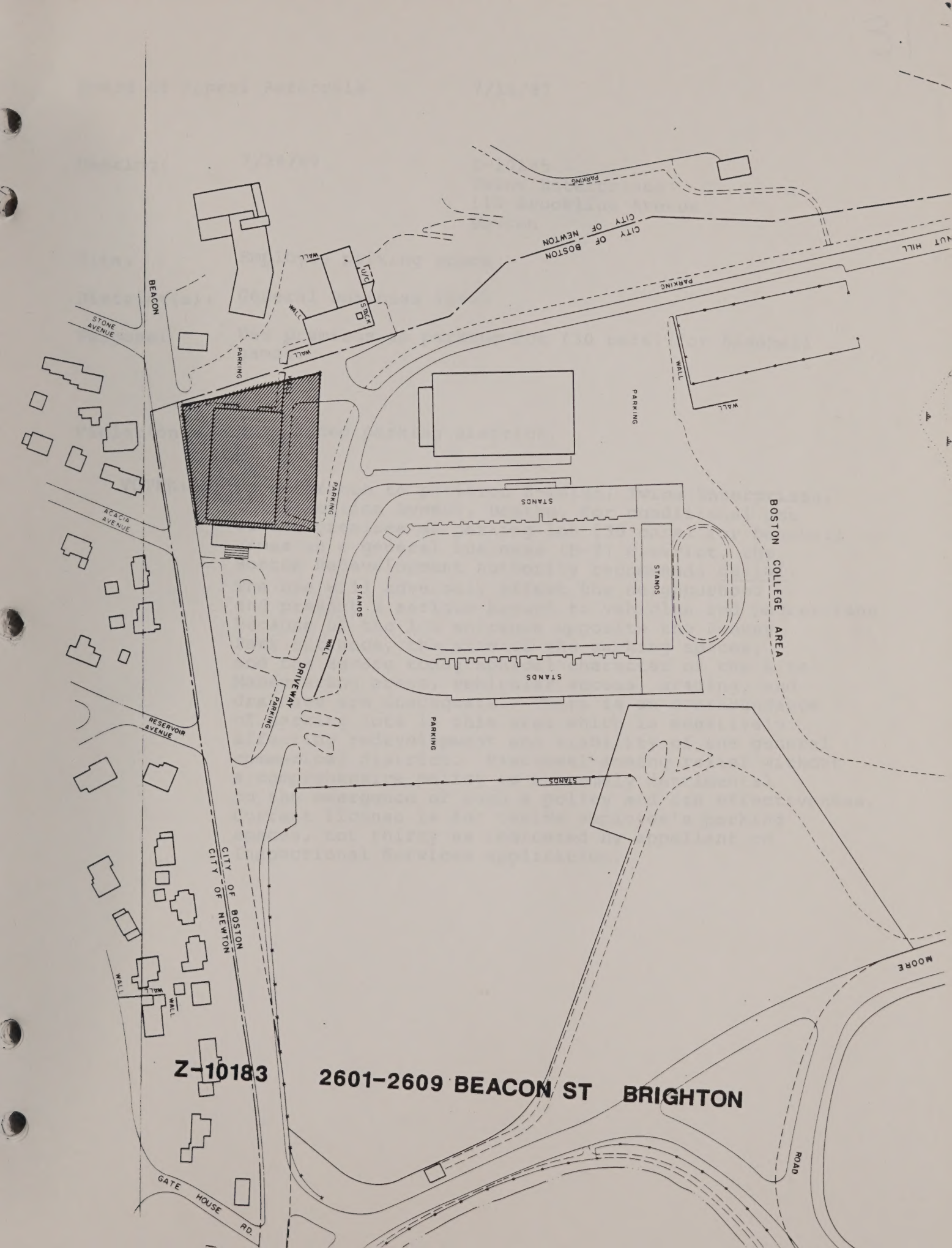
Violation(s): University is conditional use.

Scientific research and teaching laboratories are not allowed.

Excessive building height.

Insufficient front yard.

VOTED: In reference to petition Z-10183, Trustees of Boston College, 2601-2609 Beacon Street, Boston, for conditional use, forbidden use, and two variances to erect four-story university chemistry structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until August 13, 1987, Board Meeting. Prior to that date, Boston College will have met to resolve design issues with BRA staff and will have presented a commitment to the community to address the issue of off-campus student behavior and will have updated their report on the status of payment in lieu of tax discussions. These recommendations have been discussed with the Institutional Expansion Board and agreed to by Boston College.


BEACON
STONE AVENUE
AZACIA AVENUE
RESERVOIR AVENUE
GATE HOUSE RD.
CITY OF BOSTON
CITY OF NEWTON
PARKING
WALL
STACK
DRIVEWAY
STANDS
BOSTON COLLEGE AREA
MOORE
ROAD
Z-10183
2601-2609 BEACON ST BRIGHTON

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10185
Twins Enterprises
110 Brookline Avenue
Boston

Site: Employee parking space

District(s): General business (B-2)

Purpose: Use premises as parking lot (30 cars) for baseball games.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10185, Twins Enterprises, 110 Brookline Avenue, Boston, for conditional use to use premises as parking lot (30 cars) for baseball games in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. The use will adversely affect the neighborhood and present a serious hazard to vehicles and pedestrians because of the lot entrance opposite the Fenway Park entrance, the size of the parking spaces, and the severe topographical character of the site. Maneuvering areas, vehicular access, grading, and drainage are inadequate. There is an overabundance of parking lots in this area which is negatively affecting redevelopment and viability of the general commerical district. Piecemeal zoning relief without a comprehensive policy is extremely detrimental to the emergence of such a policy and its effectiveness. Current license is for twelve employee's parking spaces, not thirty as indicated by appellant on Inspectional Services application.

Z-10185
110 R BROOKLINE AVE
BOSTON
FENWAY PARK
PARKING AREA
BEACON STREET
MASSACHUSETTS TURNPIKE
AVENUE
LANSDOWNE
NEWBURY
ALLEY NO 924
MAITLAND STREET
MUNSON STREET
MINER STREET
OVERLAND STREET
BURLINGTON AVENUE
FULLERTON STREET
JERSEY
VAN NESS
KILMARNOCK
BLANDFORD
BOSTON UNIVERSITY BIOLOGICAL CENTER
SALVATION ARMY SOCIAL SERVICE CENTER
ENMORE STATION
U.S. POST OFFICE
ALBANY RAILROAD
BOSTON AND ALBANY
METROPOLITAN TRANSIT AUTHORITY
24.64

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10186
Loring T. Verry
19 Albion Place
Charlestown

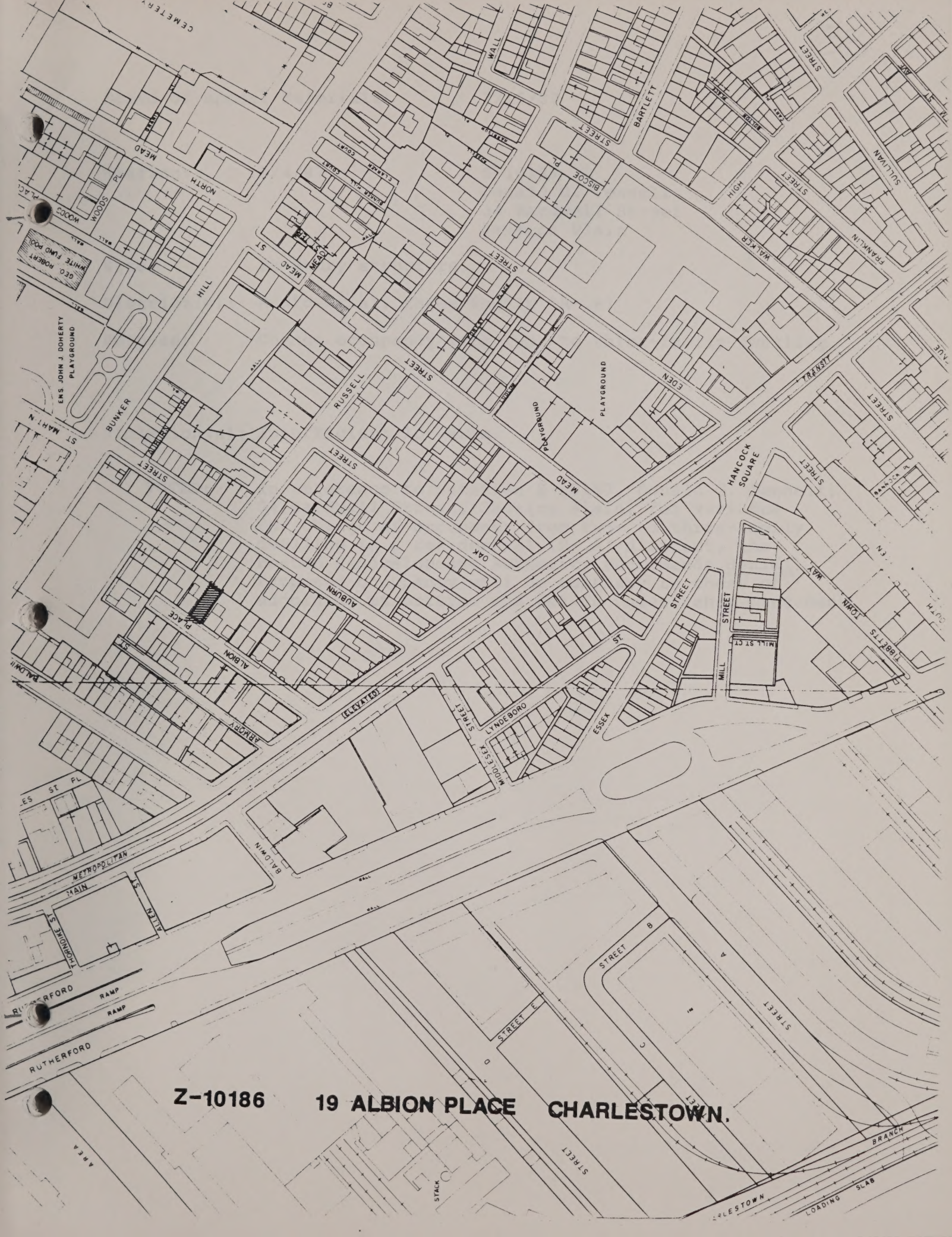
Site: 1,650 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-family dwellings.

Violation(s): Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-10186, Loring T. Verry, 19 Albion Place, Charlestown, for three variances to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appropriate single-family dwelling compatible with the predominantly residential character of the area.


Z-10186 19 ALBION PLACE CHARLESTOWN.
HANCOCK SQUARE
PLAYGROUND
ENS JOHN J DOHERTY PLAYGROUND
GEO. ROBERT WHITE FUND POOL
WOODS PL.
NORTH MEAD
HILL
BUNKER
RUSSELL
STREET
MEAD
OAK
EDEN
BISCOE
BARTLETT
WALKER
HIGH
FRANKLIN
SULLIVAN
TRANSIT
ALBION PLACE
ALBURN
ABBOTT
LYNDEBORO
ESSEX
MILL
MILL ST CT
TIBBETTS
MAY
MIDDLESEX
METROPOLITAN
MAIN
ALLEN
BALDWIN
THORNDIKE
RUTHERFORD
RAMP
STREET A
STREET B
STREET C
STREET D
STREET E
[ELEVATED]
BRANCH
LOADING SLAB

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10187
Donald G. Fennell
34 Bardwell Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10187, Donald G. Fennell, 34 Bardwell Street, Jamaica Plain, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy will be contrary to those of adjoining structures and set an undesirable precedent.

Z-10187 34 BARDWELL ST JAMAICA PLAIN

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10189
St. John's Church Episcopal
96-98 Greenfield Road
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to one-family dwelling and church.

Violation(s): Excessive floor area ratio.

Insufficient off-street parking.

VOTED: In reference to petition Z-10189, St. John's Church Episcopal, 96-98 Greenfield Road, Mattapan, for two variances for change of occupancy from two-family dwelling to one-family dwelling and church in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that this use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. The church has existed at this site for a number of years without impacting the surrounding homes. The neighborhood is residential in character. A place of worship is an appropriate use. The appellant is unable to provide off-street parking, however, the size of the structure limits the number of people attending services and the impacts from automobiles.

CUMMINS
HALLOWELL
FAVRE
BROCKTON
RUGBY ROAD
ROCKINGHAM
HARMON
STREET
RICHMERE
ROAD
BISMARCK ST.
HARTFORD
PARKING
WALL
GREENFIELD RD.
ROSEBERY
RANLEY
RALWOOD
RAINER
ROAD
FAIRLAWN AVE
NEW YORK
NEW HAVEN
RUSKINDALE
RALSTON
HOUGHTON
RECTOR
ROSEWOOD
ROCKDALE
CATON
BALDWIN ST
Z-10189
96-98 GREENFIELD RD MATTAPAN

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10190
Daniel G. DePina
47 Topliff Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Construct three storage rooms in basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10190, Daniel G. DePina, 47 Topliff Street, Dorchester, for variance to construct three storage rooms in basement of a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Use of basement for three storage rooms for tenants.

Z-10190 47 TOPLIFF ST DORCHESTER

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10191
Dennis F. & Roberta M. Cullen
192 Maple Street
West Roxbury

Site:

District(s): Single-family (S-.5)

Purpose: Erect side porch and rear deck additions to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-10191, Dennis F. & Roberta M. Cullen, 192 Maple Street, West Roxbury, for two variances to erect side porch and rear deck additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval and that appellant review plans with abutter. Yard deficiencies will not be increased.

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10192
Paul D. Nichols
33 Coleman Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10192, Paul D. Nichols, 33 Coleman Street, Dorchester, for two variances to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Nor record of legal occupancy. Vacant structure will be rehabilitated and restored to a viable occupancy.

Z-10192
33 COLEMAN ST DORCHESTER
BELLEVUE
BARRY
CLARKSON
STANLEY
NORTON
INWOOD
COLEMAN
CLARKSON
BOWDOIN
PARK
RONAN MEMORIAL BLDG
ST. PETERS PAROCHIAL SCHOOL (E)
ST. PETERS R.C. CHURCH
EATON SQUARE
DORCHESTER SQUARE
CHURCH
FIFIELD
WINTER
PERCIVAL
POTOSI
FOX
DRAPER
MT IDA
TRENT
HENDRY
OWNER
JULIETTE
STREET

Board of Appeal Referrals 7/16/87

Hearing: Z-10193
Paul W. Gibson
254 West Third Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to four-family dwelling; erect rear deck addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10193, Paul W. Gibson, 254 West Third Street, South Boston, for variance to change the occupancy from two to four apartments and to erect rear deck addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends **denial of the change in occupancy**. Proposed density is inappropriate and out of character for area. Neighborhood is predominantly two- and three-family structures. The Boston Redevelopment Authority recommends for the rear deck addition **approval with proviso** that plans be submitted to the Authority for design review approval. Proposed deck will not be visible from West Third Street and not extend beyond rear roofline.

Z-10193 254 WEST THIRD ST SOUTH BOSTON
BIGELOW SCHOOL (EL)
ALBANIAN ORTHODOX CHURCH
U.S.P.O. SOUTH BOSTON STATION
FOURTH PRESBYTERIAN CHURCH
DORCHESTER FIRE STATION
HEALTH UNIT
BOYS' CLUB SOUTH BOSTON
GIRLS' CLUB
ST AUGUSTINE CEMETARY
PATRICK F GAYIN JR HIGH SCHOOL
ST AUGUSTINE R C CHURCH
CARMELITE SISTERS
MARION MANOR
THOMAS
WEST THIRD STREET
FOURTH
FIFTH
SIXTH
DORCHESTER
BROADWAY
OLD HARBOR
NATIONAL
ATLANTIC
MERCER
GATES
KNOWLTON
TELEGRAPH
EAST
LILLY STREET
LOUIS STREET
DYER AVENUE
CHURCH AVE
SILVER
HARBOR CT
SHERMAN CT
LIGHT COURT
HENS
BOLTON
STREET

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10194
Robert Ferris
1 Seminary Street
Charlestown

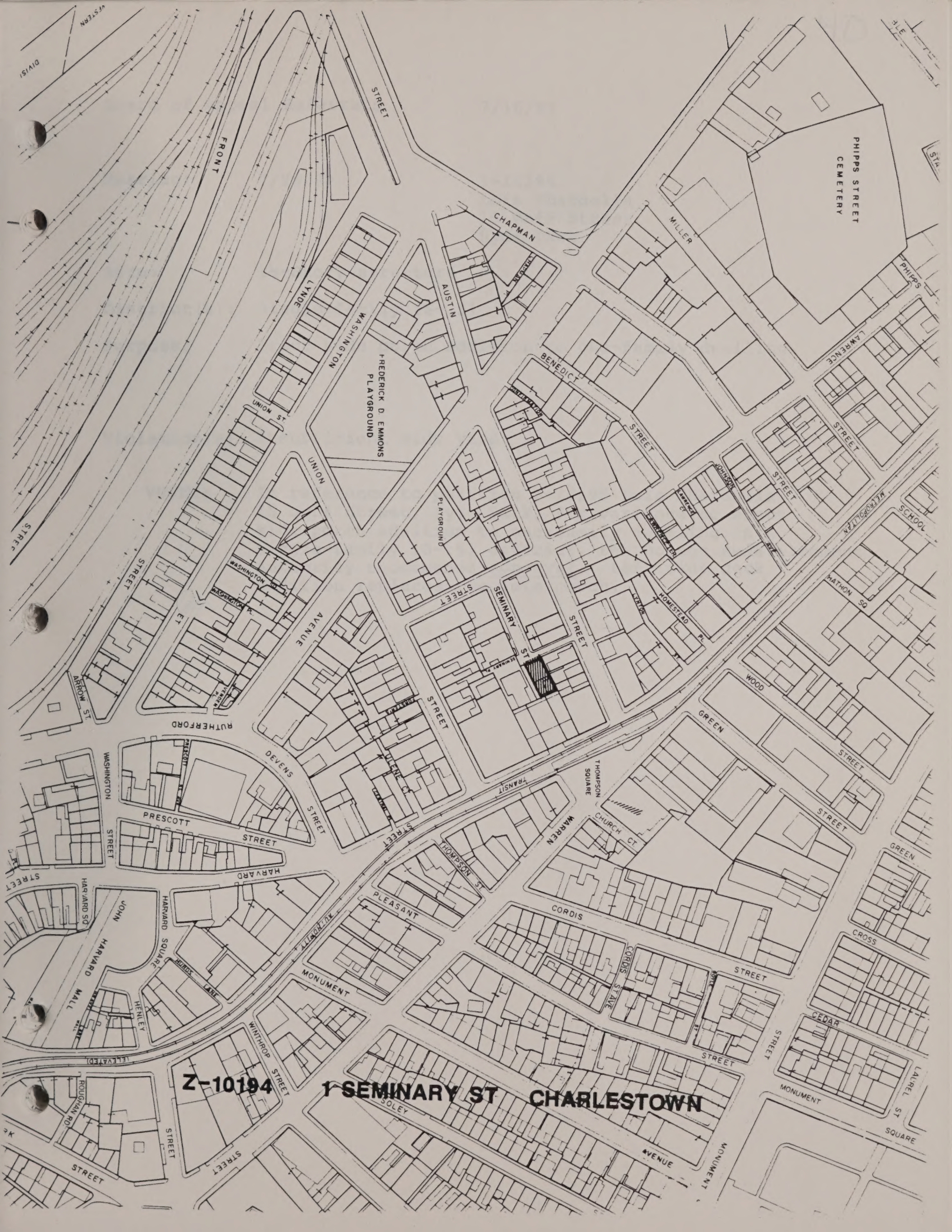
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect deck house and roofdeck additions to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10194, Robert Ferris, 1 Seminary Street, Charlestown, for variance to erect deck house and roofdeck additions to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed deck house should be reduced in size so as not to create a negative visual impact.


Z-10194
1 SEMINARY ST CHARLESTOWN
PHIPPS STREET CEMETERY
FREDERICK D EMMONS PLAYGROUND
PLAYGROUND
CHAPMAN
AUSTIN
MILLER
BENEDICT
LAWRENCE
FRONT
WASHINGTON
UNION
SEMINARY
HOMESTEAD
JOHNSON
SCHOOL
HATHON SQ
WOOD
GREEN
THOMPSON SQUARE
CHURCH CT
WARREN
TRANSIT
DEVENS
PRESCOTT
HARVARD
HARVARD SQ
JOHN
HARVARD MALL
HARVARD SQUARE
PLEASANT
CORDIS
CROSS
CEDAR
LAUREL ST
MONUMENT
MONUMENT SQUARE
WINTHROP
ROUGHAN
SOLEY
AVENUE
STREET

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10195
Lois Sbardella
15 Goff Street
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect side porch addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10195 Lois Sbardella 15 Goff Street, Hyde Park, for variance to erect side porch addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Left side deck addition replaces obsolete porch.

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10197
Randall R. Williams
1007 Centre Street
Jamaica Plain

Site: Vacant land

District(s): Single-family (S-.3)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10197, Randall R. Williams, 1007 Centre Street, Jamaica Plain, for variance to erect one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral. Site has a considerable slope. Appellant should meet with the Authority to address siting and topographical concerns. Jamaica Hills Neighborhood Association supports deferral.

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10198
Michael O'Donnell
397 Main Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling; erect roofdeck addition.

Violation(s): Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-10198, Michael O'Donnell, 397 Main Street, Charlestown, for four variances for change of occupancy from three- to four-family dwelling and erect roofdeck addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed basement unit conforms to ISD guidelines.

-10198 397 MAIN ST CHARLESTOWN

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10199
Michael O'Donnell
6-8 Bartlett Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwellling; erect roof deck addition.

Violation(s): Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-10199, Michael O'Donnell, 6-8 Bartlett Street, Charlestown, for three variances for change of occupancy from three- to four-family dwelling and erect roofdeck addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that roofdeck plans be submitted to the Authority for design review approval. Roofdeck should be setback so as to minimize any negative visual impact. Basement apartment will have ample space and window area.

Z-10199
6-8 BARTLETT ST CHARLESTOWN
BUNKER HILL MONUMENT
MONUMENT SQUARE
WINTHROP SQUARE
THOMPSON SQUARE
BOSTON CHARLESTOWN HOUSING DEVELOPMENT AUTHORITY MASS 2-1
BUNKER HILL CEMETERY
WALFORD WAY
O'REILLY WAY
HANCOCK STREET
BARTLETT ST
TRENTON STREET
CONCORD STREET
MONUMENT AVENUE
LEXINGTON AVENUE
TREMONT ST
SUMMER ST
ELM STREET
PEARL STREET
SULLIVAN STREET
GREEN STREET
CROSS STREET
CEDAR STREET
LAUREL ST
HILARY ST
PAYSON PL
HOWARD PL
SUMMER ST CT
SALEM HILL CT
MATHON SQ
WOOD STREET
HOMESTEAD PL
CHURCH CT
CORDIS ST
CORDIS ST AVE
WARREN STREET
THOMPSON ST
PLEASANT STREET
SEMINARY ST
TRANSIT STREET
SOLEY STREET
WINTHROP COURT
WALLACE CT
ADAMS STREET
COMMON ST
MYSTIC STREET
AVON PL
JEFFERSON AVE
CHESTNUT

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10200
John L. Collins
87 Salman Street
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-10200, John L. Collins, 87 Salman Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing yard deficiencies will not be increased.

Z-10200 87 SALMAN ST WEST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10207
Edward Fey
78-80 Commercial Street
Boston

Site: Six-story structure

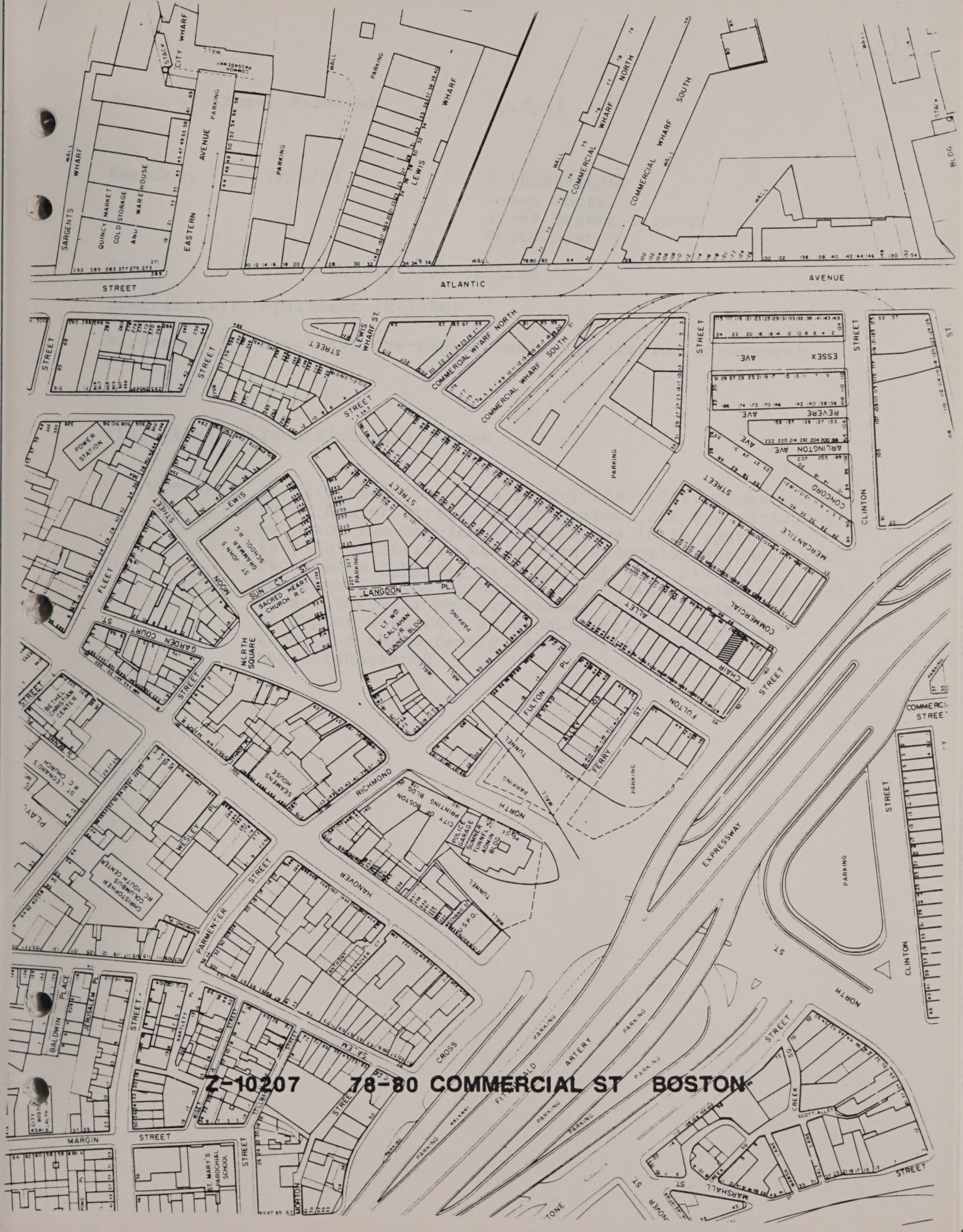
District(s): Apartment (H-5-U)

Purpose: Enclose roofdeck of five-apartment structure.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition Z-10207, Edward Fey, 78-80 Commercial Street, Boston, for conditional use and variance to enclose roofdeck of five-apartment structure in an apartment urban renewal area subdistrict (H-5-U), the Boston Redevelopment Authority recommends denial. Proposal to raise rear roof would create precedent for additions on same block, reducing light to adjacent buildings, and increasing density in this congested neighborhood.


Z-10207 78-80 COMMERCIAL ST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10208-10209
James Moore
67-69 Baxter Street
South Boston

Site: 4,069 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two one-family dwellings (duplex structure).

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-10208-10209, James Moore, 67-69 Baxter Street, South Boston, for two variances to erect two one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant lot will be eliminated. Proposed density of duplex structure is consistent with mixed one-, two-, and three-family residential character of the neighborhood.

Z-10208-10209
67-69 BAXTER ST
SOUTH BOSTON
DORCHESTER
AVENUE
DAMRELL
EWER
ALGER
STREET
PARK
FREDERICK
COTTAGE
NINTH
EIGHTH
SEVENTH
GRIMES
CORING
EARL
WEST
COLONY
COURT
BELL
BAXTER
TUDOR
BOWEN
LINSKEY-BARRY WAY
WAY
JOYCE KILMER WAY
FLAHERTY
CRAWLEY ROGERS WAY
DALESSIO COURT
ST AUGUSTINE SCHOOL (EL)
ST AUGUSTINE CONVENT
NORCROSS SCHOOL (EL)

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10210
Walter L. & Carol Bouffard
1 Caddy Road
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10210, Walter L. & Carol Bouffard, 1 Caddy Road, Mattapan, for variance to erect one-story rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. However, this existing addition inadvertently extends eighteen inches into neighbor's yard. Appellant and abutter should enter into a permanent agreement with respect to this condition and eliminate any future impacts.

Z-10210 1 CADDY RD MATTAPAN

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10211
Anne T. Lee
12 Ticknor Street
South Boston

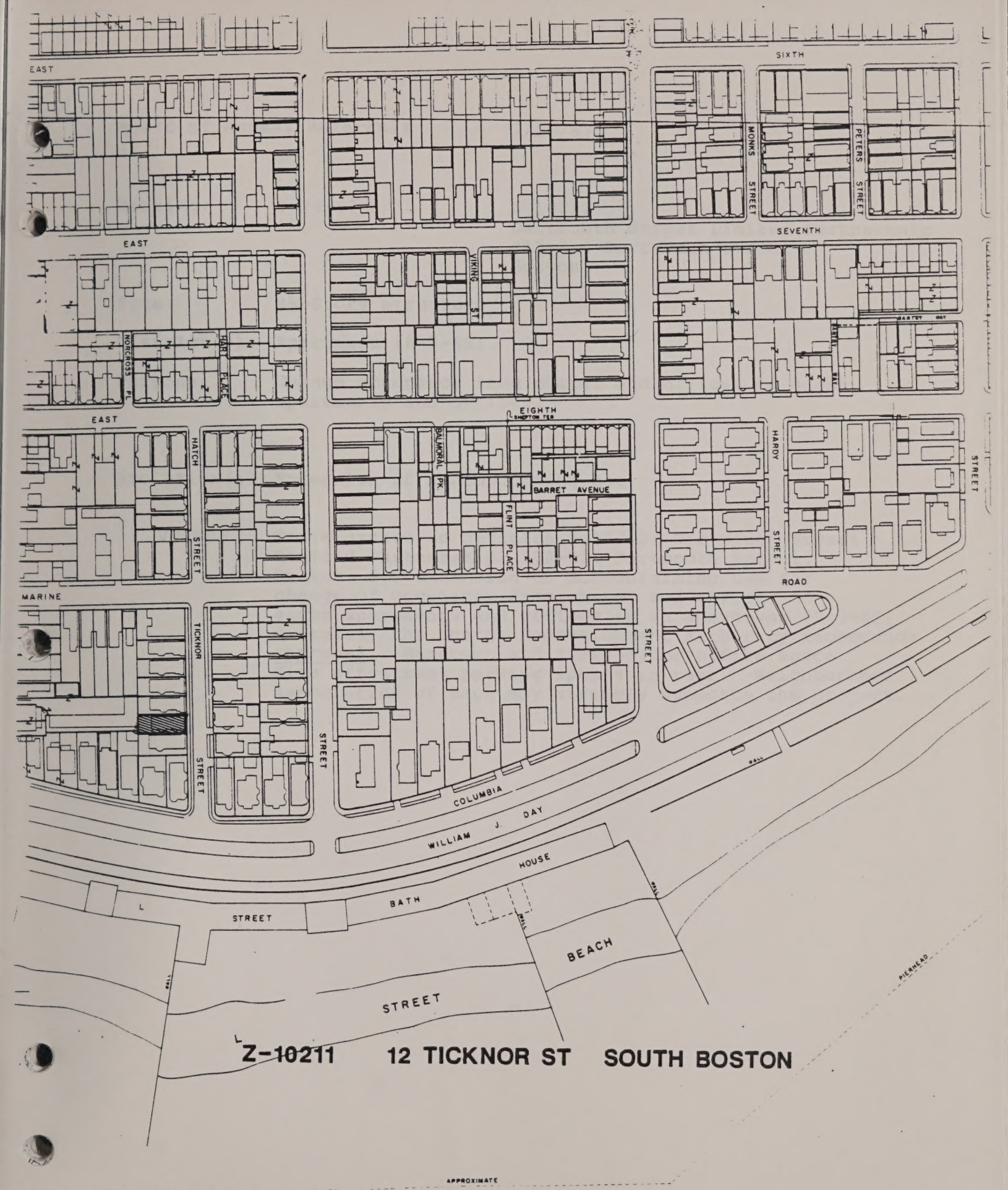
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10211, Anne T. Lee, 12 Ticknor Street, South Boston, for variance to extend first-floor apartment to basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Expansion for existing family needs.



Z-10211 12 TICKNOR ST SOUTH BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87 Z-10212
Dartmouth Street Limited Partnership
312-314 Dartmouth Street
Boston

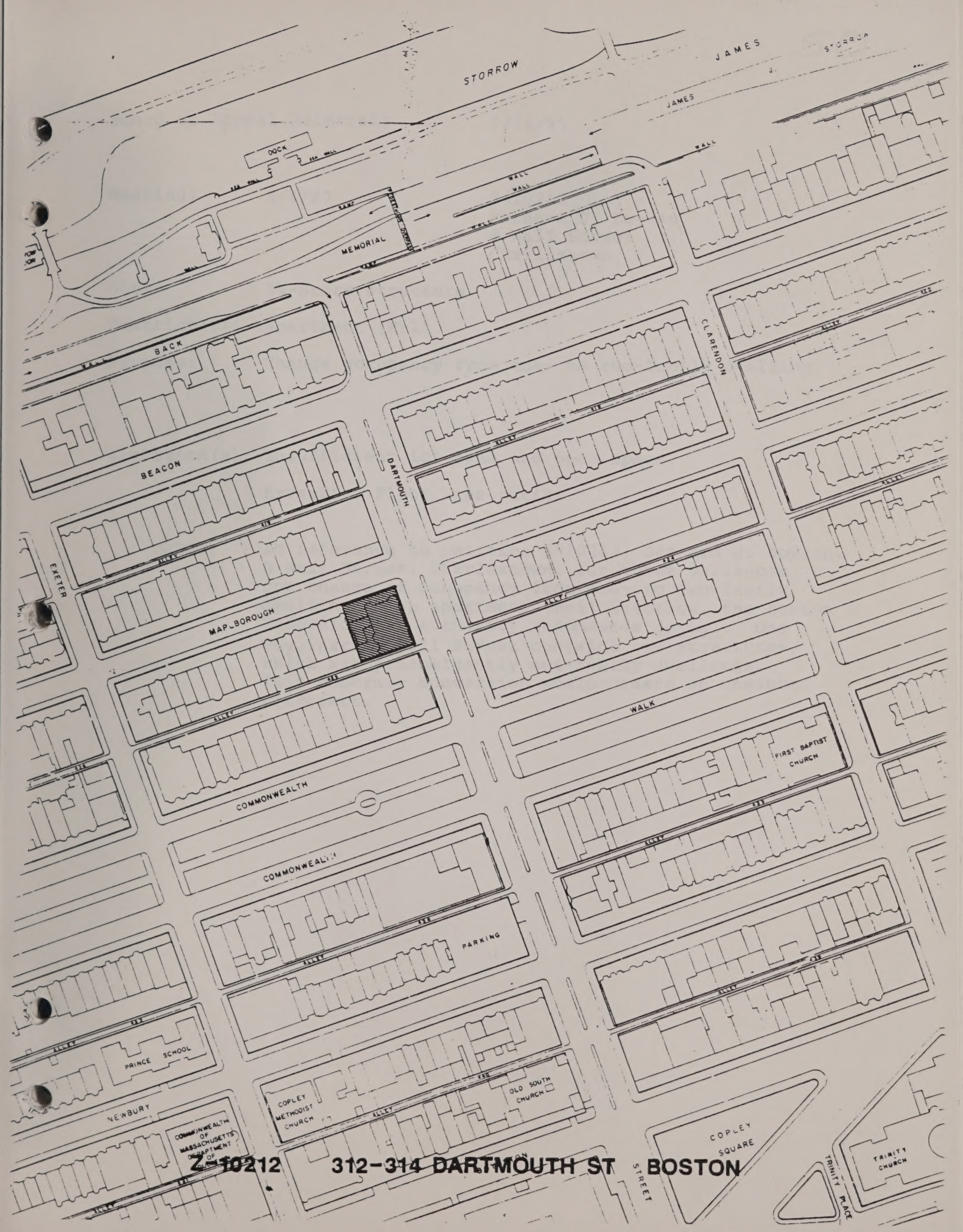
Site: 4½-Story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from chapel and offices to eight apartments and offices.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10212, Dartmouth Street Limited Partnership, 312-314 Dartmouth Street, Boston, for extension of nonconforming use for change of occupancy from chapel and offices to eight apartments and offices in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Basement and first-floor office space. Nine off-street parking spaces in rear. Neighborhood Association of Back Bay strongly supports the project.



Z-10212 312-314 DARTMOUTH ST BOSTON

50

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87 Z-10213
Bernard J. Boylan
8 Wall Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10213, Bernard J. Boylan, 8 Wall Street, Charlestown, for three variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. One way, narrow Wall Street contains row structures, which are predominantly one-family dwellings. This contrary conversion would create an unwanted precedent.

Z-10213
8 WALL ST CHARLESTOWN
BUNKER HILL CEMETERY
CEMETERY
MEAD
EDEN
PLAYGROUND
HANCOCK SQUARE
WALKER
FRANKLIN
SULLIVAN
BISCOE PL
BARTLETT
WALL
BELMONT
SACKVILLE
COOK
ALLSTON
PEARL
MYSTIC
ELM
POLK
NORTH MEAD
BUNKER HILL
MEDFORD
BOSTON
RUSSELL
HIGH
STREET
AVENUE
COURT
PLACE

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10214-10224
Linda A. Burke & Martin J. Bowes
1-11 Bowes Lane
Dorchester

Site: 17,000 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect eleven one-family dwellings.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, width, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10214-10224, Linda A. Burke & Martin J. Bowes, for sixty-five variances to erect eleven one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The appeal at 1-11 Bowes Lane is for the construction of eleven single-family townhouse units. The proposal is to construct a private lane (Bowes) from Mill Street to the rear of the lot to allow the townhouses to be set off from the neighborhood and have street orientation. The lot is approximately 17,000 square feet, front along Mill Street in a neighborhood consisting of one-, two-, and three-family detached homes. The site plan of the project includes eleven off-street parking spaces located in the front of the houses and the density and site configuration allow for minimal open space. The site is appropriate for the construction of new housing. However, issues including density and open space need to be addressed more completely by appellant and reviewed by Authority and community.

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10225
Leroy Shillingford
1014-1026 Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from stores to function hall, real estate office, and office.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10225, Leroy Shillingford, 1014-1026 Blue Hill Avenue, Mattapan, for variance for change of occupancy from stores to function hall, real estate office, and office in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Off-street parking must be provided. Appellant should meet with the Authority to address this issue and the impact the development will have on the residential area abutting the property.

Z-10225 1014-1026A BLUE HILL AVE MATTAPAN

54

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10227
Anthony J. Ilacqua
211 Tudor Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect one-story parking garage.

Violation(s): Parking garage is conditional use.

VOTED: In reference to petition Z-10227, Anthony J. Ilacqua, 211 Tudor Street, South Boston, for conditional use to erect one-story parking garage in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing until such time that the appellants meet with the community and Authority to discuss the plans and the operations to be conducted within the proposed garage structure.

BIGELOW SCHOOL (EL)
ALBANIAN ORTHODOX CHURCH
WEST
BOWEN
FOURTH
FIFTH
SIXTH
SEVENTH
TUDOR
BAXTER
COURT
STREET
ST AUGUSTINE CONVENT
ST AUGUSTINE SCHOOL (EL)
GIRLS' CLUB
BOYS' CLUB SOUTH BOSTON
ST AUGUSTINE CEMETARY
PATRICK F GAVIN JR HIGH SCHOOL
ST AUGUSTINE R C CHURCH
LILLY
LORING
GRIMES
EAR
NINTH
EIGHTH
COTTAGE
FREDERICK
MERCER
GATES
OLD HARBOR
Z-1027 211 TUDOR ST SOUTH BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10228
Michel N. Hajjar
31 Rexhame Street
Roslindale

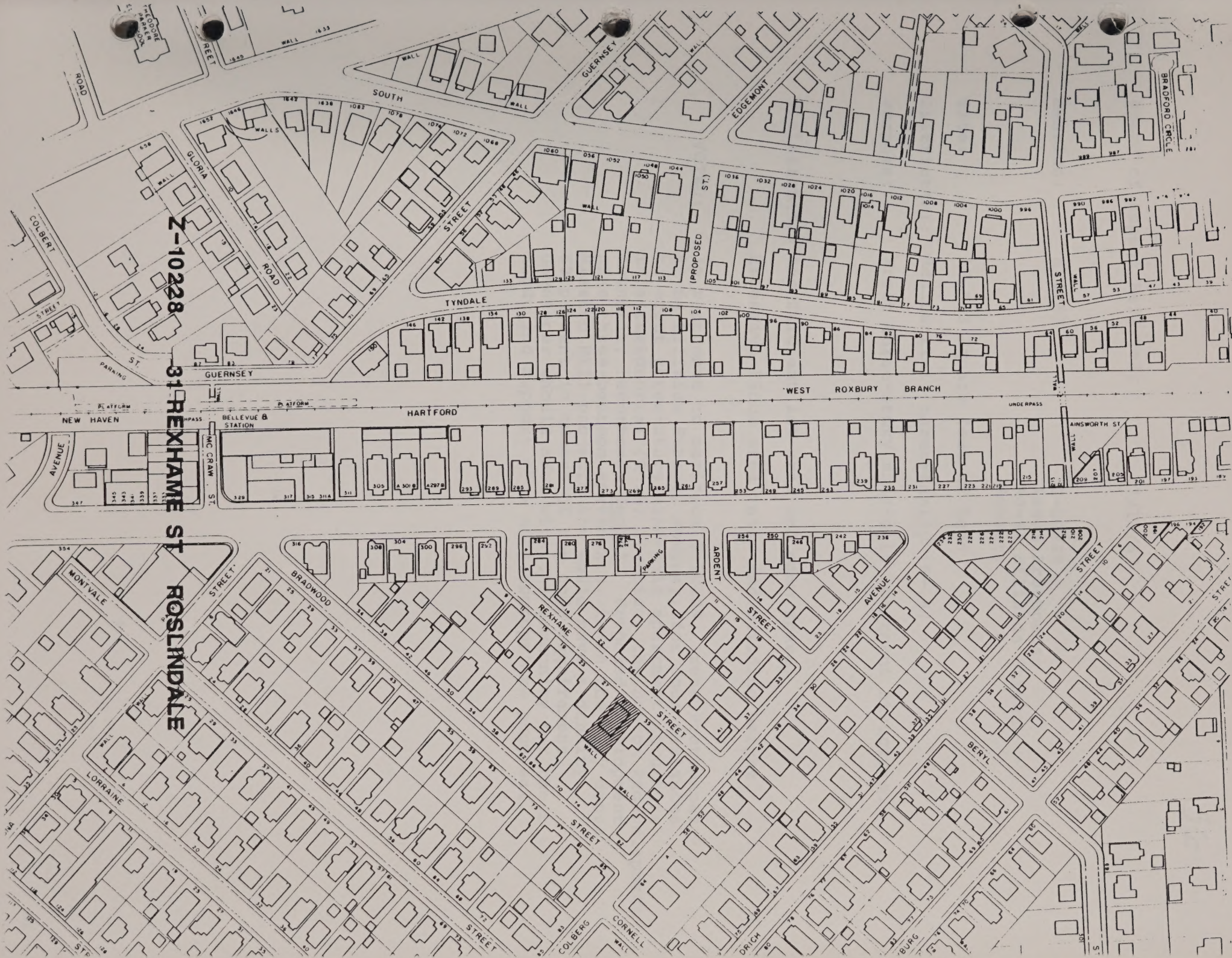
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10228, Michel N. Hajjar, 31 Rexhame Street, Roslindale, for variance to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Deck existing; ample rear yard remaining.


Z-10228
31 REXHAME ST
ROSLINDALE
SOUTH
GUERNSEY
EDGEMONT
BRADFORD CIRCLE
GLORIA
ROAD
STREET
COLBERT
TYNDALE
(PROPOSED ST.)
GUERNSEY
PARKING
WEST ROXBURY BRANCH
NEW HAVEN
BELLEVUE & STATION
HARTFORD
UNDERPASS
AINSWORTH ST
AVENUE
MC CRAW ST.
MONTVALE
BRADWOOD
REXHAME
ARDENT
LORRAINE
BERYL
COLBERG
CORNELL
ORICH
BURG

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10229
Irene Protopapas
60-64 Hillside Street
Roxbury

Site: 12,513 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-story nine-unit apartment structure.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-10229, Irene Protopapas, 60-64 Hillside Street, Roxbury, for four variances to erect three-story nine-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed development, nine three-bedroom apartments, is in the very dense Mission Hill projects and would have a density 80 percent in excess of the code requirement. Developer should meet with the community for their input and support of a more appropriate proposal.

Z-10229
60-64 HILLSIDE ST
ROXBURY
MISSION CHURCH (R.C.)
MISSION CHURCH
MISSION HILL PLAYGROUND
MAURICE J. TOBIN SCHOOL
BOSTON PUBLIC LIBRARY BARKER HILL BR
MAURICE J. TOBIN MEMORIAL BLDG.
PARKING AREA
MISSION CHURCH HIGH SCHOOL
ALLEGHANY STREET
CALUMET STREET
ST ALPHONSUS STREET
PONTIAC STREET
CHEROKEE STREET
CARMEL STREET
DELLE STREET
BURNEY STREET
SEWALL AVENUE
OSCAR STREET
TERRACE
WHITNEY STREET
TORPIE ST.
JUDGE STREET
HARLESTON STREET
PARKER HILL
PARKER HILL PLAYGROUND
FISHER AVENUE
CHARLES
PARKER
HILLSIDE STREET
IROQUOIS STREET
251-V3
11705

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10230
Ioannis Ioannidis
1409 Centre Street
West Roxbury

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from gas service station to retail bakery and store.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10230, Ioannis Ioannidis, 1409 Centre Street, West Roxbury, for conditional use for change of occupancy from gas service station to retail bakery and store in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Former gas service station will be converted to retail bakery (Santoros) which is relocating from Roslindale Square. This use will be consistent with and enhance existing small commercial area.

Z-10230 1409 CENTRE ST ROSLINDALE

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10231-10233
Timothy P. O'Connell
88-92 Washington Street
Charlestown

Site: 3,700 Square feet of land

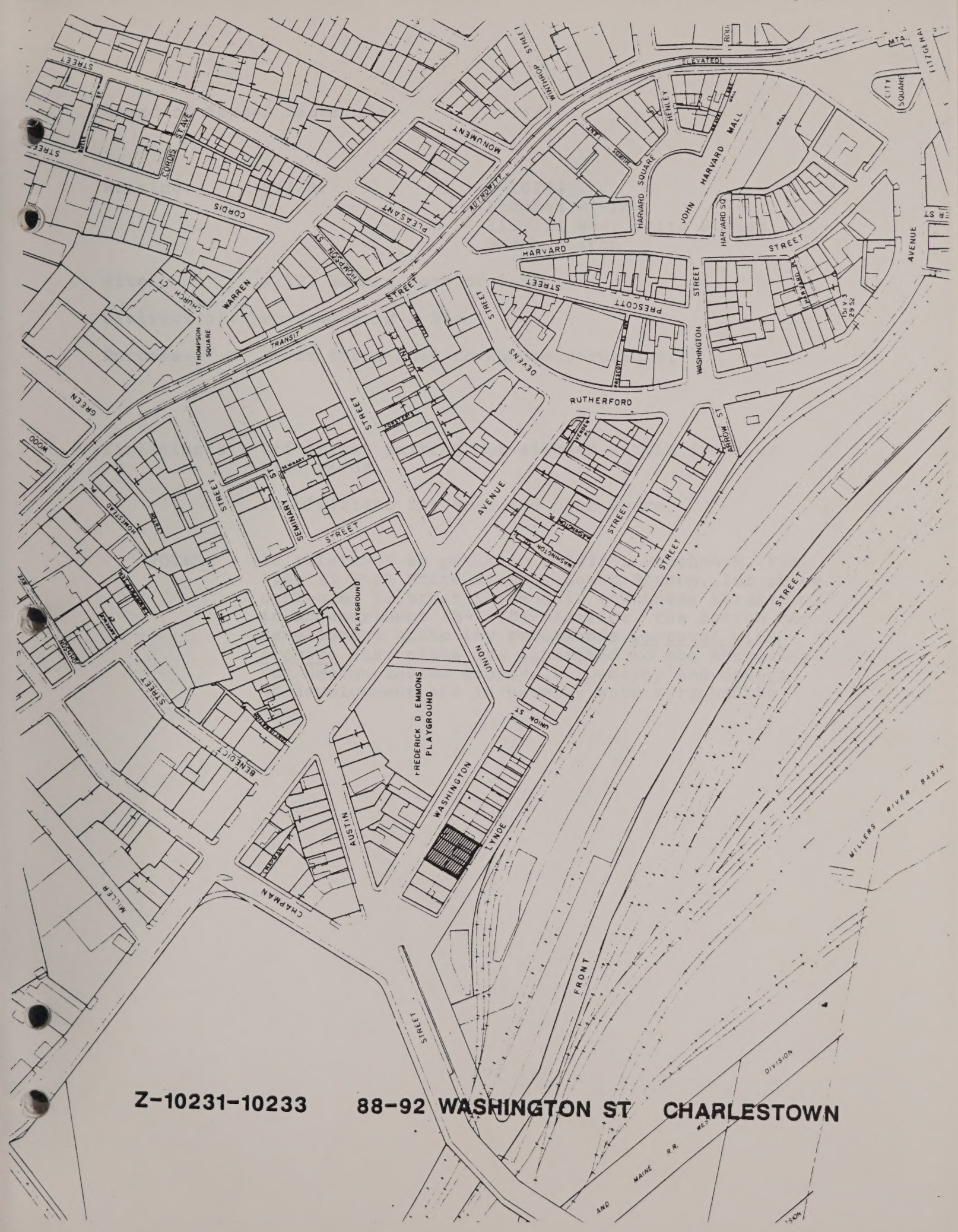
District(s): Apartment (H-1)

Purpose: Erect two two-family and one one-family dwellings.

Violation(s): Insufficient lot area, open space, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10231-10233, Timothy P. O'Connell, 88-92 Washington Street, Charlestown, for fifteen variances to erect two two-family and one one-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development of this vacant lot will eliminate a neighborhood hazard. Meetings have been conducted in neighborhood and proposal accepted by residents. Off-street parking accessed from Lynde Street will be provided for each unit. Design and density are compatible with the area.



Z-10231-10233 **88-92 WASHINGTON ST CHARLESTOWN**

50

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10234
Stephen M. Fox
119-123 West Third Street
South Boston

Site: 4,123 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect three-unit townhouse structure.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area and open space.

VOTED: In reference to petition Z-10234, Stephen M. Fox, 119-123 West Third Street, South Boston, for three variances to erect three-unit townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Density and design of development are in harmony with surrounding area.

Z-10234
119-123 WEST THIRD ST
SOUTH BOSTON
SIXTH STREET
FIFTH STREET
FOURTH STREET
WEST BROADWAY
ST PETER & PAUL CATHOLIC CHURCH
CARDINAL CUSHING CENTRAL HIGH SCHOOL FOR GIRLS
THIRD
BOLTON
HARTFORD
GARDNER
JOYCE HAYES WAY
ROGERS
CROWLEY
FLAHERTY
MORTON MARIOTTA
DRAKE SCHOOL
POLICE STATION No 6
WEST FIRST
RAILROAD
CYPHER

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10235
Charles Barbato
8 Sorrento Street
Allston

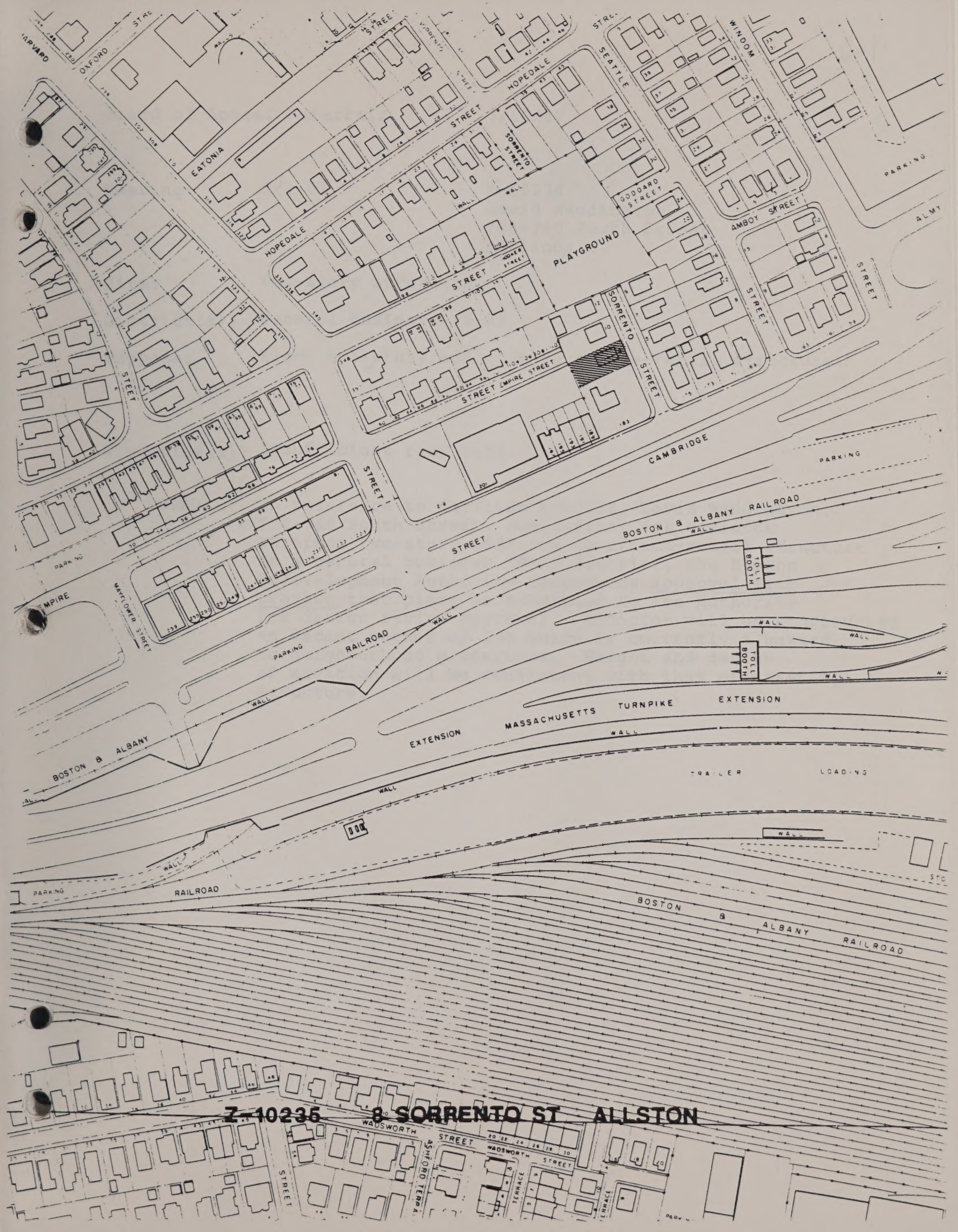
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10235, Charles Barbato, 8 Sorrento Street, Allston, for two variances to legalize occupancy as two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that egress comply with code requirements. Occupancy existing. Property similar to others in Allston neighborhood.



Z-10235 8 SORRENTO ST ALLSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10236
David Waddington
756-760 South Street
Roslindale

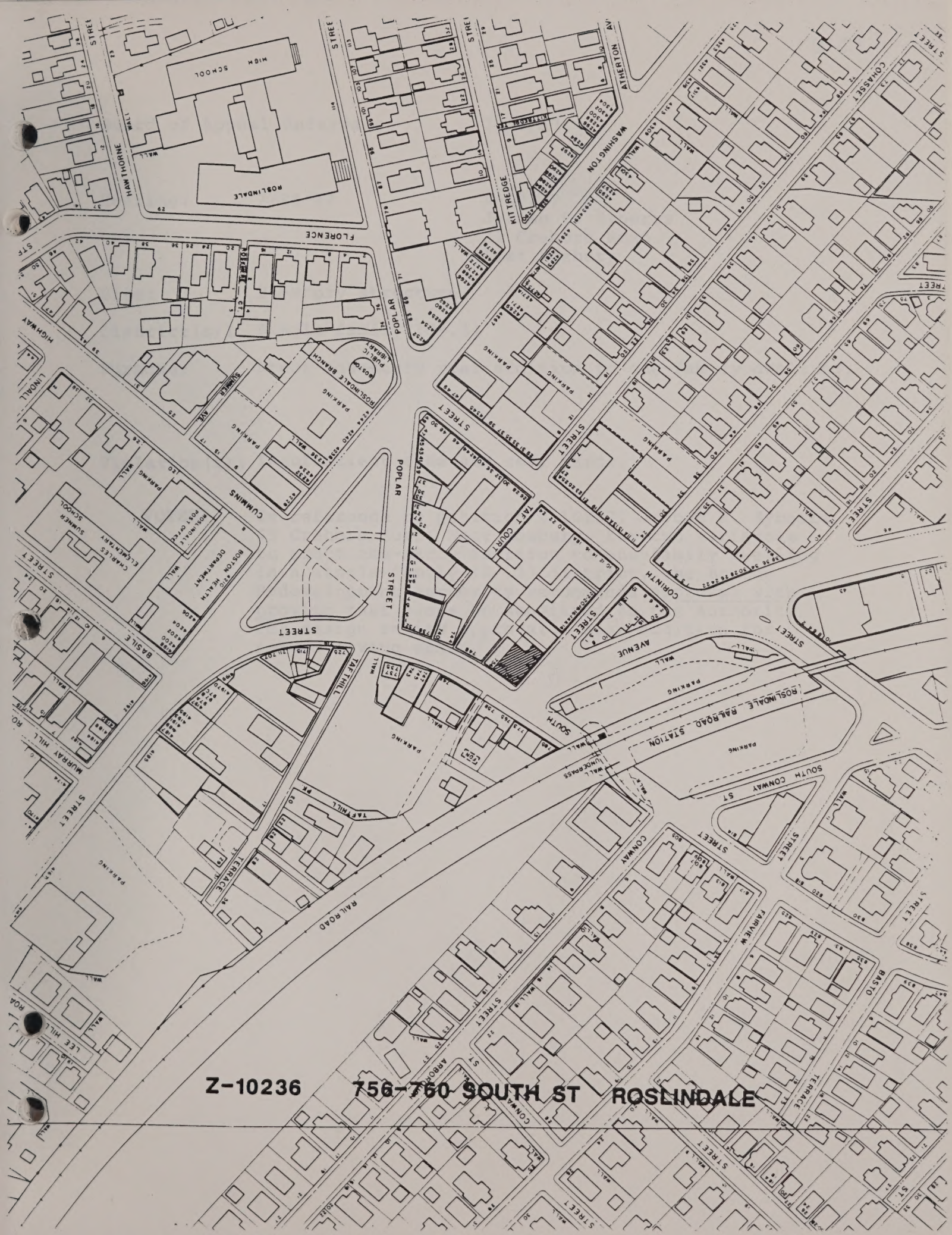
Site: Two-story structure

District(s): General business (B-2)

Purpose: Erect two-story addition to office-retail structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10236, David Waddington, 756-760 South Street, Roslindale, for variance to erect two-story addition to office-retail structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will be constructed on vacant corner of lot which is currently a hazard to neighborhood properties. Height and design of addition will be consistent with that of existing structure.


Z-10236
756-760 SOUTH ST
ROSLINDALE

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10237
Jerome F. Sybertz
23 Crehore Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10237, Jerome F. Sybertz, 23 Crehore Road, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear addition for needed living space.

Z-10237 23 CREHORE RD WEST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10238
Ronald Weston
12 Millmont Street
Roxbury

Site: Three-story vacant structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to three-family dwelling; erect front and rear dormer additions.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10238, Ronald Weston, 12 Millmont Street, Roxbury, for three variances for change of occupancy from one- to three-family dwelling and erect front and rear dormer additions in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review plans with community and Authority to review plans and address off-street parking and open space issues. Appellant proposes total renovation of structure.

Board of Appeal Referrals 7/16/87

Hearing: Z-10239
Richard Connolly
54-58A Myrtle Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from 15 apartments and store to 15 apartments and plumber's shop.

Violation(s): Plumbing shop is forbidden use.

VOTED: In reference to petition Z-10239, Richard Connolly, 54-58A Myrtle Street, Boston, for forbidden use for change of occupancy from 15 apartments and store to 15 apartments and plumber's shop in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal would legalize a plumbing shop (Beacon Hill Plumbing) which has existed at site since 1977.

Z-10239
54-58A MYRTLE ST BOSTON
COMMONWEALTH OF MASSACHUSETTS STATE HOUSE
SUFFOLK UNIVERSITY
MT VERNON PLACE
JOY PLACE
SMITH COURT
BOSTON SCHOOL COMMITTEE ANNEX
LOUISBURG SQUARE
GROVE SQUARE
CHARLES ST MEETING HOUSE
RIVER
POND
FROG
MONUMENT
BRANCH
CEDAR
WILLOW
SPRUCE
WALNUT
GARDEN
IRVING
ANDERSON
GROVE
WEST
PHILLIPS
CHARLES
JOY
COCK
DERNE
STREET

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10240
Janice Necco
79 Byron Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose porches of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10240, Janice Necco, 79 Byron Street, East Boston, for variance to enclose porches of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. No increase in side yard deficiency.

Z-10240 79 BYRON ST EAST BOSTON
WORDSWORTH
BYRON
ADDISON
MOORE
CHAUCER
CURTIS
BENNINGTON
WILLIAM
GRACE CHURCH
ST MARY'S CHURCH
ST MARY'S SCHOOL
PLAYGROUND
CEMETERY
BOSTON & ALBANY R.R.
BOSTON & MAINE R.R.

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10241
Margaret Lawson
415 West Fourth Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10241, Margaret Lawson, 415 West Fourth Street, South Boston, for two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Essentially a change of occupancy from a one- to two-family dwelling. This density is consistent with neighborhood residential character.

Z-10241
415 WEST FOURTH ST SOUTH BOSTON
BROADWAY
FOURTH
FIFTH
SIXTH
THIRD
SECOND
WEST
EAST
BIGELOW SCHOOL (LL)
BOYS' CLUB SOUTH BOSTON
ST AUGUSTINE CEMETERY
FOURTH PRESBYTERIAN CHURCH
HEALTH UNIT
U.S.P.O. SO. BOSTON STATION
BOSTON-NEASTON FIRE STATION
ALGONIAN ORTHODOX CHURCH
PACIFIC
ATLANTIC
NATIONAL
OLD HARBOR
DORCHESTER

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10242
Paul J. & Mary A. Barton
2 Charlesview Street
Brighton

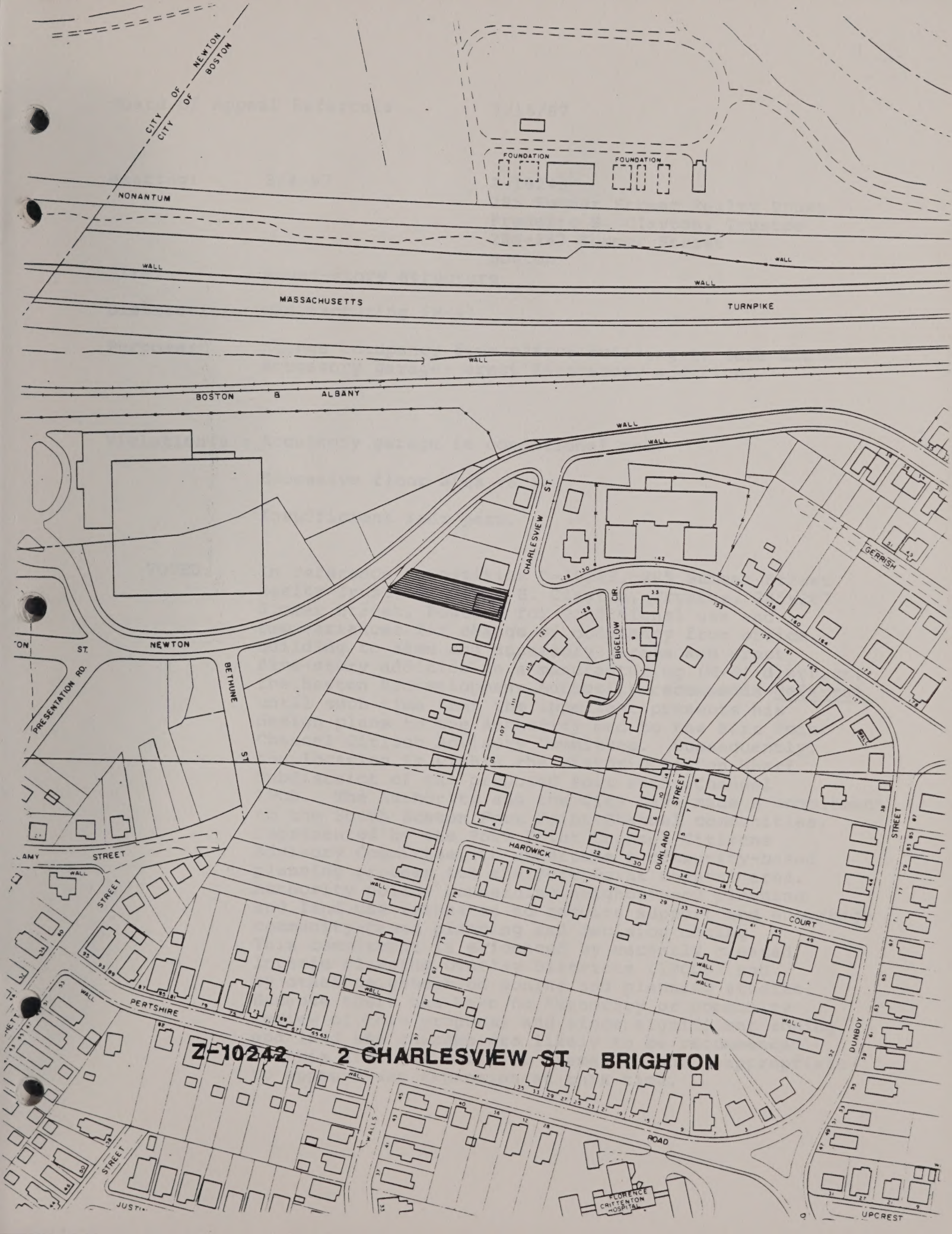
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10242, Paul J. & Mary A. Barton, 2 Charlesview Street, Brighton, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard deficiency will not be increased.



Z-10242 2 CHARLESVIEW ST. BRIGHTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10243
285 Summer Street Realty Trust
Frederic S. Clayton, Trustee
285-287 Summer Street
Boston

Site: Seven-story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from office building to same and accessory garage; erect five-story addition.

Violation(s): Accessory garage is conditional use.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10243, 285 Summer Street Realty Trust, Frederic S. Clayton, Trustee, 285-287 Summer Street, Boston, for conditional use and two variances for change of occupancy from office building to same and accessory garage and erect five-story addition in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends deferral until such time that the appellant presents his design plans to the Authority and to the Fort Point Channel Citizen Advisory Committee. Subsequently, the location is within the Historic Boston Wharf Subdistrict of the proposed Fort Point Channel IPOD. The Authority and the City have made a commitment to the South Boston/Fort Point Channel communities, represented by the Fort Point Channel Citizens Advisory Committee, to undertake a community-based planning process for the Fort Point Channel area. Authority policy concerning neighborhood planning and land use issues is to require support and encourage community-based planning and decision making. This commitment is evidenced by recently created Interim Planning Overlay Districts (IPODs) and by other neighborhood zoning and planning studies. Because there has been no Authority or community review of this proposal and since significant zoning and land use changes are likely to be recommended in this area, it would be premature and inappropriate to approve any expansion at this time.

Z-10243 285-287 SUMMER ST SOUTH BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10244
St. Botolph Holding Company
10 Gainsborough Street
Boston

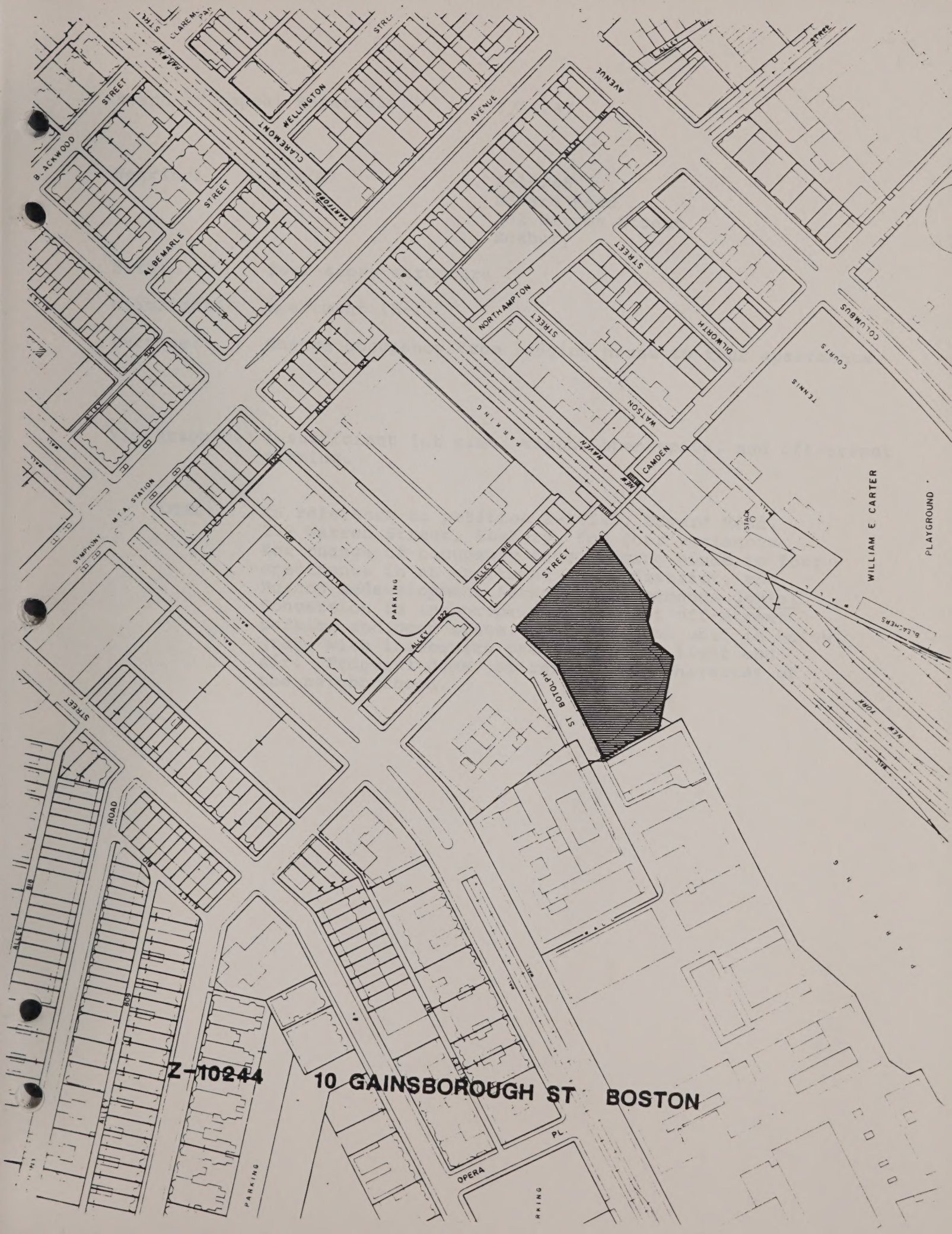
Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Increase capacity of parking garage from 140 to 260 spaces.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10244, St. Botolph Holding Company, 10 Gainsborough Street, Boston, for conditional use to increase capacity of parking garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Roof of existing garage will be converted to accommodate additional space. Existing capacity of 140 will be increased by proposed 120 spaces. Public parking facility currently leases space to Checker Cab and Northeastern University and will provide a need which is in great demand in this area and tend to alleviate on-street parking congestion.



Z-10244 10 GAINSBOROUGH ST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10245
Edward Redd
202 Warren Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Insufficient lot area, width, open space, and off-street parking.

VOTED: In reference to petition Z-10245, Edward Redd, 202 Warren Street, Roxbury, for four variances for change of occupancy from lodging house to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion is inappropriate; lack of off-street parking and open space. The basement unit is below grade with inadequate provisions for light and air. Proposal does not reflect the character of the neighborhood.

Z-10245
202 WARREN ST ROXBURY

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10246
Joseph L. Gartland
193 Lexington Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-10246, Joseph L. Gartland, 193 Lexington Street, East Boston, for forbidden use and two variances for change of occupancy from two-family dwelling and store to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion of commercial use to dwelling unit in this residential neighborhood is appropriate and desirable.

PRINCETON
KINGTON
BROOKS
WHITE
STREET
EAST BOSTON HIGH SCHOOL
PUTNAM
PUTNAM SQUARE
PHILIP H. SHERIDAN SCHOOL
PRESCOTT
PRESCOTT SQUARE
MAVERICK PL.
ST JOHN THE BAPTIST CHURCH
PATRICK J. KENNEDY SCHOOL
FIRE DEPT ENGINE 5 ENGINE 11
DAY SQUARE
ALBANY RAILROAD
LEXINGTON SQUARE
Z-10246
193 LEXINGTON ST EAST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10247
Dudley Trust
Sephus Osborn, Trustee
60R Dudley Street
Roxbury

Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as lodging house (four lodgers)

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-10247, Dudley Trust, Sephus Osborn, Trustee, 60 R Dudley Street, Roxbury, for conditional use to legalize occupancy as lodging house in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Existing condition at time of purchase.

PARK
SIMMONS
STONY
LINDEN
AVENUE
TERRACE
LAMONT
KENESAW
CABOT
ST. FRANCIS DE SALES ST.
STREET
KENT
AUBURN
OAKBUR
HASKIN
PLACE
HOBSON
SHAILER AVE.
LABAN S. BEECHER SQUARE
ROXBURY
COURT
MARVIN
STREET
JOHN ELIOT SQUARE
PUTNAM PLACE
SUFFOLK PL.
PUTNAM STREET
SHAWMUT
DUDLEY
GUILD ROW
HIGHLAND PL.
WILLOUGHBY PL.
BLANCHARD
NORFOLK
BARTLETT
AVENUE
KENILWORTH
GOV. DUDLEY SQUARE
TRANSIT
LAMBERT
MILLMONT
PARKING AREA
WASHINGTON
WASHINGTON PLACE
GROSVENOR
CLIFF
DANA
DANA COURT
80 DUDLEY ST ROXBURY
Z-10217

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10248
FIRST
Nathaniel Halam Astia
80 Hamilton Street
Dorchester

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as drug rehabilitation center; erect rear shed dormer addition.

Violation(s): Drug rehabilitation center is forbidden use.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-10248, FIRST, Nathaniel Halam Astia, 80 Hamilton Street, Dorchester, for forbidden use and two variances to legalize occupancy as drug rehabilitation center and erect rear shed dormer addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with Authority and community to review program and its impact on the neighborhood.

Z-10248 80 HAMILTON ST DORCHESTER

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10249
Charles Walker
15 Trescott Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10249, Charles Walker, 15 Trescott Street, Dorchester, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion consistent with residential nature of neighborhood.

Z-10249 15 TRESCOTT ST DORCHESTER
CUSHING AVENUE
STOUGHTON
SUMNER STREET
SUMNER SQUARE
MORRILL STREET
TRESCOTT STREET
BAKERSFIELD STREET
STOUGHTON TER
STOUGHTON ST PL
WILBUR AVENUE
MT CUSHING TER
EVERETT AVENUE
UPHAM AVENUE
JEROME STREET
HARLEY HOSPITAL
THATCHER TER
ROAD
PLEASANT TERRACE
WHITBY TERRACE
HESSTON TERRACE
ST MARGARET'S HOSPITAL
WINDERMERE
ROWELL STREET
PEVERELL STREET
SALCOMBE
SAWYER AVENUE
DOWNER AVENUE
DEPT PUBLIC WORKS
HOWE STREET
RILL STREET

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10250
William & Grace Pizzurro
36 Austin Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Rear stairs and balconies addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10250, William & Grace Pizzurro, 36 Austin Street, Charlestown, for variance to erect rear stairs and balconies addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Balconies and stairs will replace fire escape. Appellant is in process of completing approved rear addition and upgrading property. Public playground abuts rear of site.

Z-10250 36 AUSTIN ST CHARLESTOWN

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10251
P.L. Realty Trust
Gaston Safar
505 Massachusetts Avenue
Boston

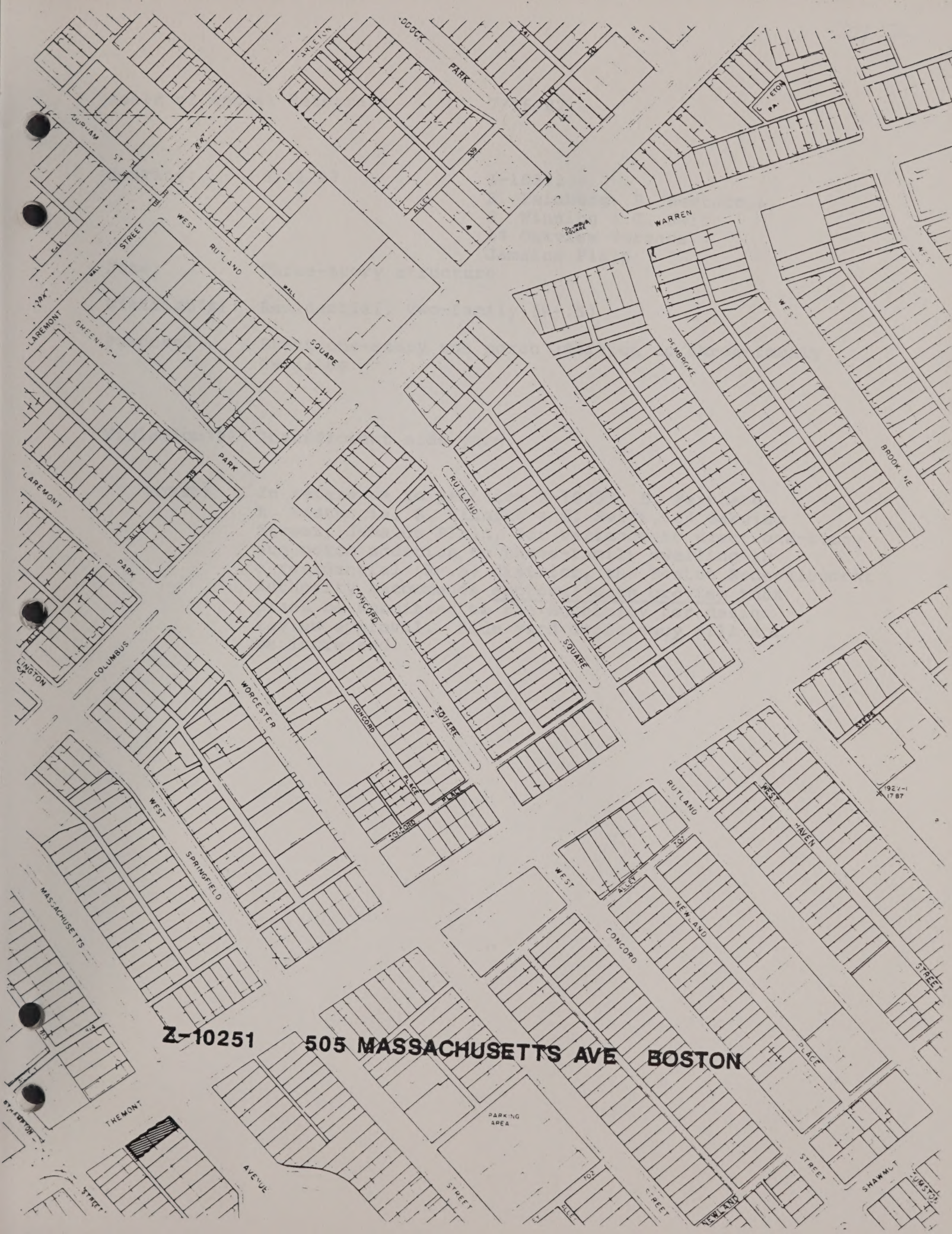
Site: Five-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from four apartments, stores, and offices to five apartments, liquor store, beauty salon, and dentist office.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10251, P.L. Realty Trust, Gaston Safar, 505 Massachusetts Avenue, Boston, for variance for change of occupancy from four apartments and store to five apartments, liquor store, beauty salon, and dentist office in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Liquor store, beauty salon, and dentist office existing. Occupancy consistent with neighborhood character. Appellant should review with Chester Square Neighborhood Association.



Z-10251 505 MASSACHUSETTS AVE BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87 Z-10252
E. Feinberg, R. Restuccia,
S. Winning & G. Swift
14 Oakview Terrace
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story sun porch addition to three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10252, E. Feinberg, R. Restuccia, S. Winning & G. Swift, 14 Oakview Street, Jamaica Plain, for variance to erect one-story sun porch addition to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard deficiency will not be increased.

Z-10252
14 OAKVIEW TERRACE
JAMAICA PLAIN
OAKVIEW
BELMORE
TERRACE
PAUL GORE
HILL
ROAD
BOYLSTON
ROSEWAY
KINGSBORO
SPRING PARK
PARK
AVENUE
STREET
ROSLYN
BEECHER
ST PETER
ADELAIDE TERRACE
SHERIDAN PL
PAUL GORE TER
TERMINE
CRANSTON
BARBARA
RESERVATION
MARY F. CURLEY SCHOOL

Board of Appeal Referrals 7/16/87

Hearing: 8/4/87

Z-10253
Camille Gradozzi
336 Sumner Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from one-family dwelling and store to one-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-10253, Camille Gradozzi, 336 Sumner Street, East Boston, for forbidden use for change of occupancy from one-family dwelling and store to one-family dwelling and take-out restaurant in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Sub shop take-out has been an existing use for many years and consistent with other local business uses in immediate area.

Z-10253 336 SUMNER ST EAST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: Z-10254
William Martin, Trustee
3 Trull Street
Dorchester

Site: 3½-Story structure

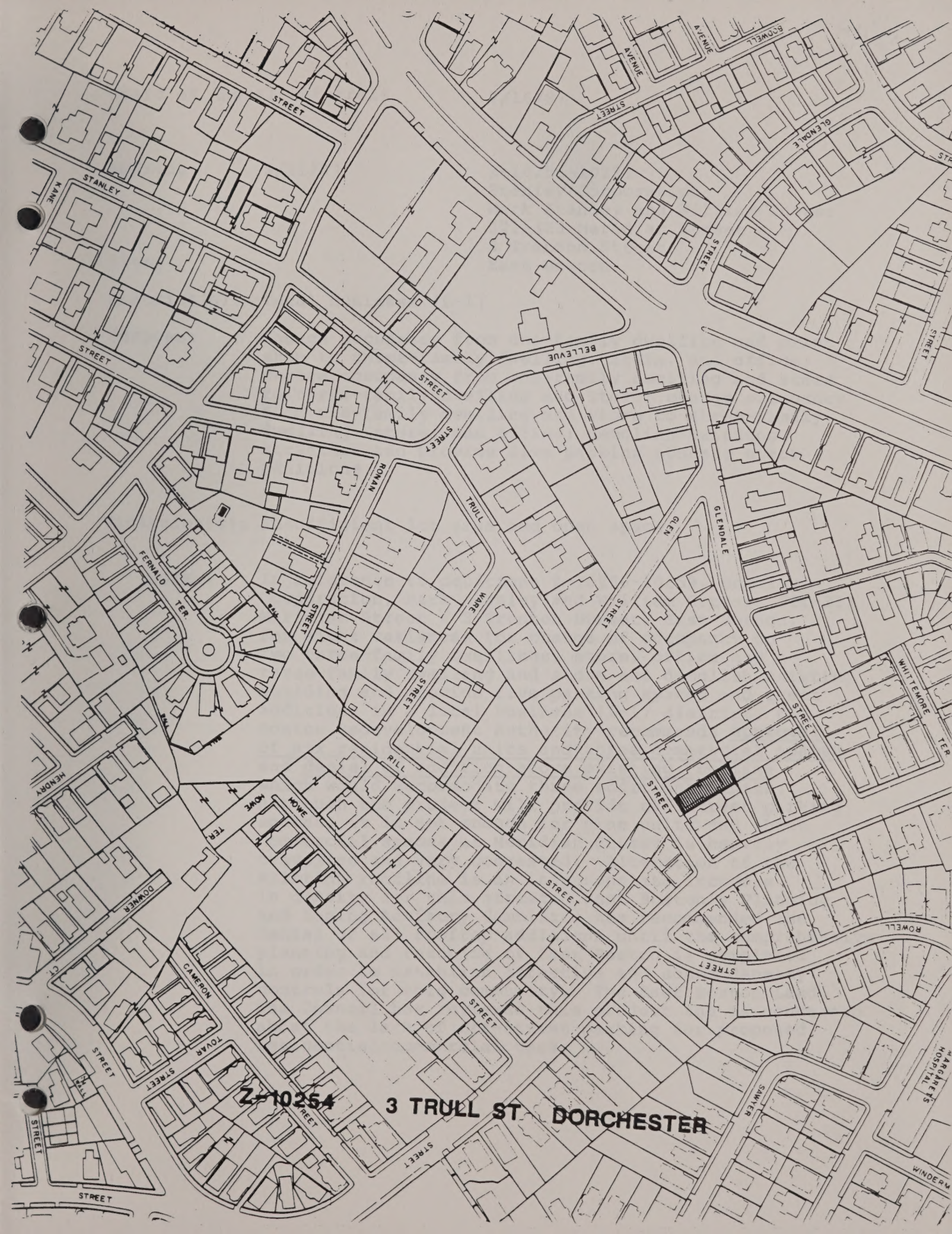
District(s): Local business (L-.5)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10254, William Martin, Trustee, 3 Trull Street, Dorchester, for three variances for change of occupancy from three to four apartments in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Dwelling is one-half of a duplex structure. Proposed four-family occupancy is contrary to the three-family dwellings on Trull Street and will create an unwanted precedent. Neighborhood residents are opposed.


STANLEY
KANE
STREET
BELLEVUE
RONAN
TRULL
WARE
GLEN
GLENDALE
FERNALD TER.
HOWE
TER.
RILL
HENDRY
DOWNER
CAMERON
TOVAR
ROWELL
SAWYER
WHITTEMORE
AVENUE
Z-10254
3 TRULL ST DORCHESTER

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10256-10259
Stanley Corporation
Mark Stanley and William Cotter
321-323 Meridian Street &
3 Trenton Street
East Boston

Site:

District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling and print shop to three-family dwelling, store, and office; change occupancy from one-family dwelling and store to three-family dwelling and store; change occupancy from one-family dwelling and store to three-family dwelling, store, and office; demolish existing structure and provide five parking spaces; erect additions.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petitions Z-10256-10259, Stanley Corporation, Mark Stanley and William Cotter, 321-323 Meridian Street & 3 Trenton Street, East Boston, for eight variances for change of occupancy to two three-family dwellings, store, office and a three-family dwelling and store and demolish existing building and provide five parking spaces and erect additions in a local business (L-1) district, the Boston Redevelopment Authority recommends **approval** of six residential units and three commercial spaces and **denial** of addition above existing roofline which would accommodate three additional units. Although the project will provide off-street parking spaces, it is not enough for nine units and three commercial spaces as Meridian Street is heavily travelled and very congested. Alteration of the existing roofline is an inappropriate increase in density for this street. East Boston's Planning and Zoning Advisory Committee has recommended the denial of all rooftop additions until the comprehensive planning and rezoning of East Boston is completed in order to establish effective and sound density controls for this community. The East Boston Land Use Council has reviewed this project and is concerned about the lack of off-street parking for proposed residential-commercial uses.

Z-10256-10259 **321-323 MERIDIAN ST & 3 TRENTON ST EAST BOSTON**

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10260
Joseph Goldman, Trustee
24-34 Damrell Street
South Boston

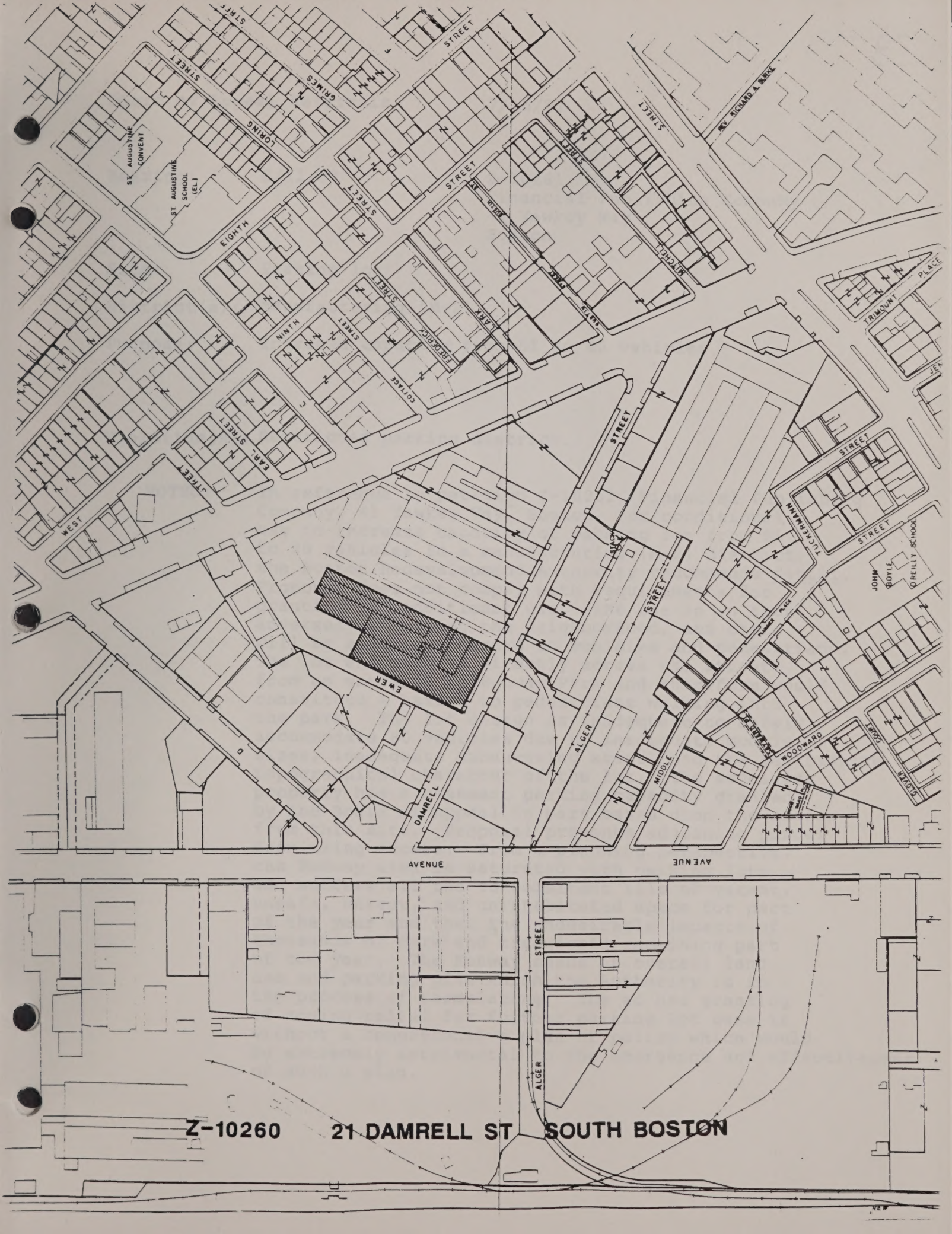
Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from light manufacturing to same, warehouse, and print shop.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10260, Joseph Goldman, Trustee, 24-34 Damrell Street, South Boston, for variance for change of occupancy from light manufacturing to same, warehouse, and print shop in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that petitioner make arrangements with adjacent facilities to provide off-street parking. Petitioner states that parking lots containing 68 and 12 spaces respectively are proximate to site.


ST AUGUSTINE CONVENTION
ST AUGUSTINE SCHOOL (EL)
EIGHTH STREET
NINTH STREET
FEDERAL STREET
COLFAX
EARL STREET
WEST
EWER
DAMRELL
ALGER
MIDDLE
WOODWARD
TUCKERMANN
TRIMOUNT PLACE
O'REILLY SCHOOL
AVENUE
Z-10260 21 DAMRELL ST SOUTH BOSTON

87

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10261
Financial Publishing Company
41 Yawkey Way
Boston

Site: Parking lot

District(s): Manufacturing (M-2)

Purpose: Increase capacity from 51 to 80 vehicles.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10261, Financial Publishing Company, 41 Yawkey Way, Boston, for conditional use to increase capacity of parking lot from 51 to 80 vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Proposal does not comply with requirements for granting of conditional use. The use is in fact adversely affecting the neighborhood, and there will be a serious hazard to vehicles and pedestrians. The lot entrance is directly across the street from an entrance to Fenway Park and therefore would constitute a hazard to pedestrians walking into the park. The lot design is inadequate to safely accommodate 80 vehicles due to inadequate module sizes, inadequate maneuvering areas, and the restrictive topographical character of the lot. The adjoining property has a basement parking capacity granted by the Board of Appeal in part based upon the access from this site. Proposal prevents adjoining parcel from using access. From a planning perspective, the Fenway area is saturated with parking lots and suffers all the concommitant ills of vacant, unsafe, unkept, and uninhabitated space for part of the year and then the undesirable impacts of thousands of cars and transients remaining part of the year. The Fenway needs an overall land use and parking plan which the Authority is in the process of formulating. The ad hoc granting of zoning relief for further parking lot uses is without a comprehensive plan or policy which would be extremely detrimental to the emergence and effectiveness of such a plan.

Z-10261 41 YAWKEY WAY BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10273
Alphonse J. Trulli
199 Marion Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as six apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10273, Alphonse J. Trulli, 199 Marion Street, East Boston, for four variances to legalize occupancy for six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval **only** with the following provisos: that the occupancy be limited to four units; that no basement units be allowed. It is unclear whether the basement units comply with Inspectional Services Department standards for basement units. Although all six units are occupied, this is a very densely populated area of Paris Street flats. The basement units lack necessary light, air, and open space. A density of this kind will continue to have detrimental impacts upon the living space of this area.

Z-10273 199 MARION ST EAST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: Z-10274
Jeffrey Klein
21R-21 Union Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-10274, Jeffrey Klein, 21R-21 Union Avenue, Jamaica Plain, for forbidden use and variance to erect two-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Although zoned for manufacturing, Union Avenue is residential and proposed two-family dwelling would not be a conflicting use.

Z-10274 21R-21 UNION AVE JAMAICA PLAIN

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10275
Three Jays Trust
Joe A. Callahan
665 Boylston Street
Boston

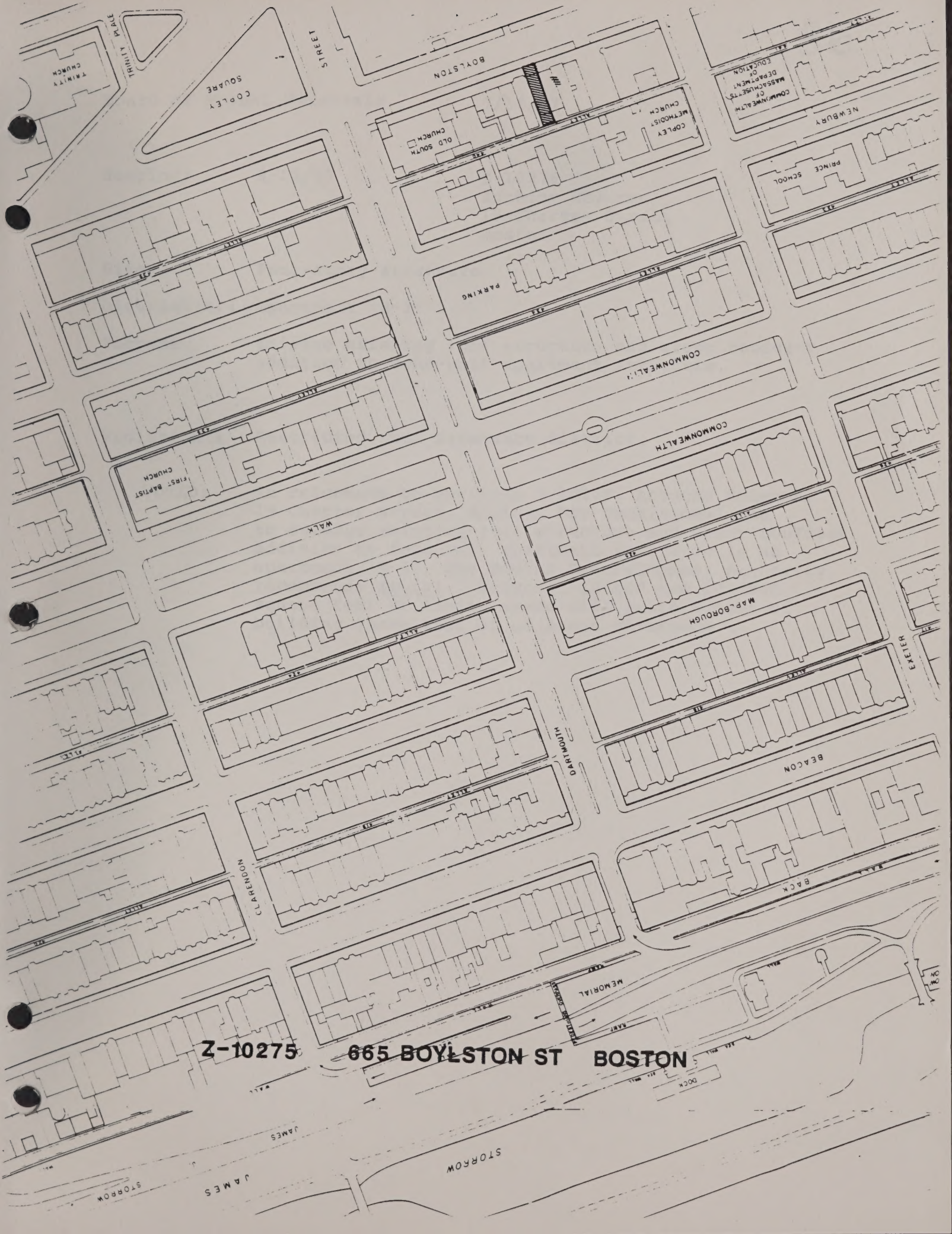
Site: Four-story structure

District(s): General business (B-6-90A)

Purpose: Change occupancy from three apartments and store to three offices and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-10275, Three Jays Trust, Joe A. Callahan, 665 Boylston Street, Boston, for conditional use for change of occupancy from three apartments and store to three offices and take-out restaurant in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be approved by the Back Bay Architectural Commission; that hours of operation be limited to between 7:00 a.m. and 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12 midnight, Friday and Saturday only; that no alcoholic beverages be sold on the premises and that there be no music; that seating capacity be limited to 24 seats inside, and 24 seats outside the restaurant; that all materials for take-out be easily identifiable with the restaurant logo; that outdoor seating be surrounded by barriers; that daily trash pick-up from locked dumpsters be at rear of premises. Back Bay Association supports the project and Neighborhood Association of Back Bay voted not to oppose the proposed restaurant if above conditions are agreed to by the petitioner.



Z-10275 665 BOYLSTON ST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10276
Anthony Coleman
19 Charter Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Enlarge existing roof structure and erect roofdeck addition to four-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-10276, Anthony Coleman, 19 Charter Street, Boston, for conditional use to enlarge existing roof structure and erect roofdeck addition to four-unit apartment structure in an apartment (H-3), the Boston Redevelopment Authority recommends denial. Proposal to add two hundred square feet of living space will raise height of building above that of adjacent structure.

Z-10276
19 CHARTER ST
BOSTON
NORTH END PLAYGROUND
COPPS HILL TERRACES
CEMETERY
COPPS HILL
PVT JOHN DEFILIPPO PLAYGROUND
PAUL REVERE MALL
CHRISTOPHER COLUMBUS AND JULIE BILLIARD CENTRAL HIGH SCHOOL
ST ANTHONY R C SCHOOL
ST MARY'S R C CHURCH
CHARTER STREET PLAYGROUND
HENCHMAN STREET PLAYGROUND
HANOVER STREET
NORTH STREET
BATTERY STREET
CLARK STREET
HARRIS STREET
HANOVER AVE
THATCHER CT
THATCHER ST
ENDICOTT
NORTH WASHINGTON
NORTH MARGIN ST
N MARGIN ST
SNOWHILL
SHEAFE
CLEVELAND PL
MARGARET ST
NOYES PLACE
BALDWIN PLACE
CHARTER
HULL
COMMERCIAL
PRINCE
KEARSARGE SQUARE
CHARLESTOWN BRIDGE
MBTA TRANSIT AUTHORITY
UNDER CONSTRUCTION
DRY DOCK
552H-1

87

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10277
Seenauth Baldeo, Trustee
191 Bowdoin Street
Dorchester

Site: Self-service gas service station

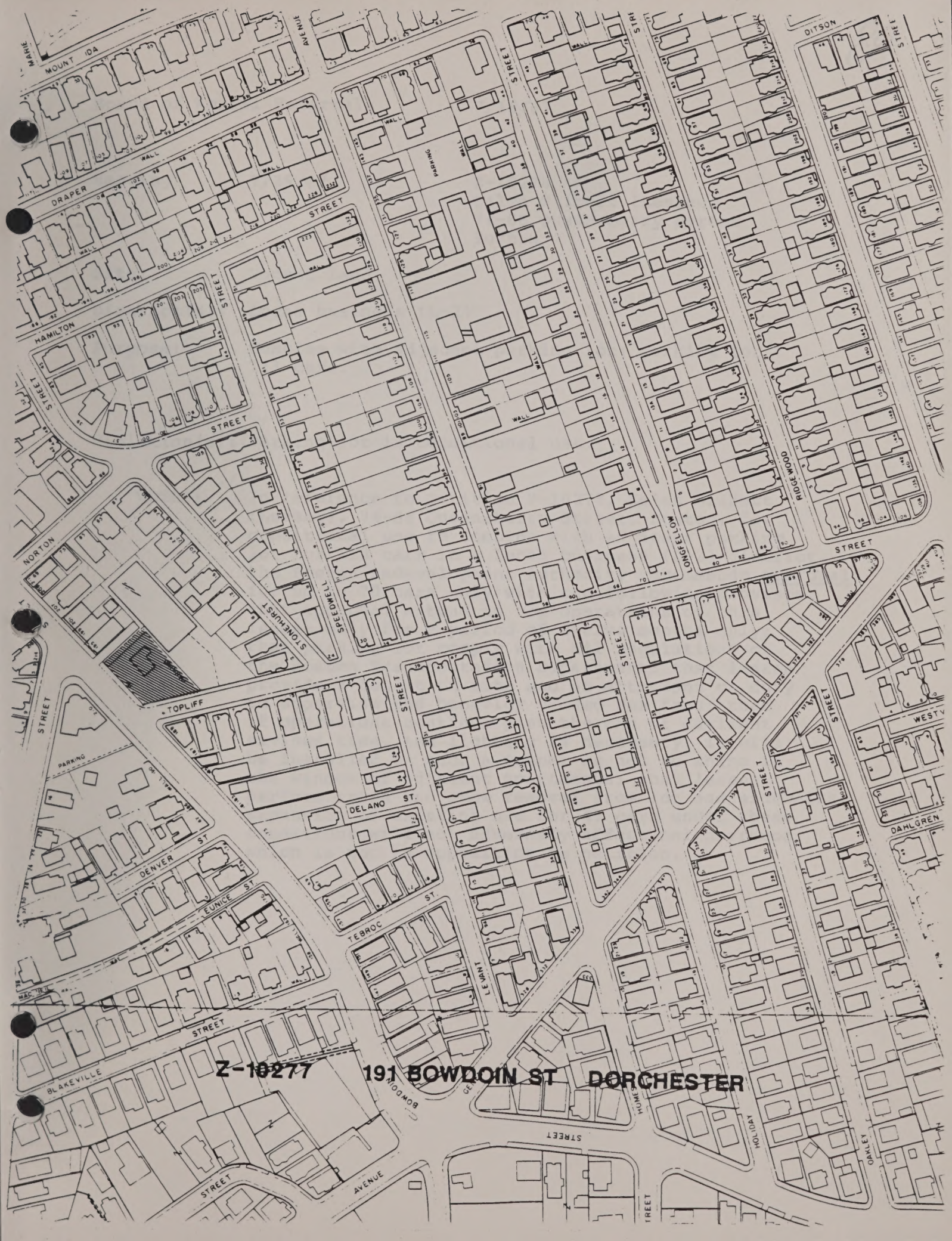
District(s): Local business (L-1)

Purpose: Erect canopy over gas pump island.

Violation(s): Extension of nonconforming use.

Insufficient front yard.

VOTED: In reference to petition Z-10277, Seenauth Baldeo, Trustee, 191 Bowdoin Street, Dorchester, for extension of nonconforming use and variance to erect canopy over gas pump island in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Canopy shelter and island remodeling will upgrade self-servie facility.


Z-10277
191 BOWDOIN ST DORCHESTER
MOUNT IDA
DRAPER
HAMILTON
NORTON
TOPLIFF
DELANO ST.
DENVER ST
EUNICE ST
TEBROC ST
BLAKEVILLE
STONEHURST
SPEEDWELL
LONGFELLOW
RIDGEWOOD
DITSON
DAHLGREN
LEVANT
HOLIDAY
OAKLEY
BOWDOIN
STREET
AVENUE
PARKING
WALL

88

Board of Appeal Referrals 7/16/87

Hearing: 7/28/87

Z-10278
Galen Gilbert (Lessee)
74-88 Queensberry Street
Boston

Site: Vacant land

District(s): Local business (L-2)

Purpose: Combine with adjacent parking lot; parking for 113 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-10278, Galen Gilbert (Lessee), 74-88 Queensberry Street, Boston, for conditional use to combine with adjacent parking lot for 113 cars in a local business (L-2) district, the Boston Redevelopment Authority recommends approval for up to 70 cars only with the following provisos: that approval extend to the operations of this lessee only for a period of twelve months only; that parking lot comply with all regulations of the Boston Transportation Department; that lessee provide a toilet on site and an attendant on duty to supervise the behavior of Red Sox fans; that if operations continue past the end of daylight savings time, and lighting is necessary, it will be installed in such a manner as not to shine in the window of adjacent apartments; that lessee perform trash and snow removal from lot and sidewalks. Expansion of existing use for 49 cars under these conditions will not adversely affect neighborhood which is not in opposition to petition.

Z-10278 74-88 QUEENSBERRY ST BOSTON

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10280
Mario Shiavo
1380-1386 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Legalize one projecting sign and three wall signs.

Violation(s): Sign is conditional use.

VOTED: In reference to petition Z-10280, Mario Shiavo, 1380-1386 Dorchester Avenue, Dorchester, for conditional use to legalize one projecting sign and three wall signs in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Signs for automotive operation (sale and installation of tires) should comply with code requirements to encourage continued improvement of and reinvestment in the Dorchester Avenue corridor.

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10281-10283
Vahid Nickpour, Trustee
362-364 East Eighth Street &
17 Dixfield Street
South Boston

Site: 8,070 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two two-family dwellings and a four-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient lot area and off-street parking.

VOTED: In reference to petitions Z-10281-10283, Vahid Nickpour, Trustee, 362-364 East Eighth Street and 17 Dixfield Street, South Boston, for nine variances to erect two two-family dwellings and a four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed density is compatible with surrounding residential area. Eight parking spaces will be provided.

Board of Appeal Referrals 7/16/87

Hearing: 8/11/87

Z-10284
Hyde Park CDC & Henry A. Kara
25 Harvard Avenue
Hyde Park

Site: 9,450 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect three-story office building.

Violation(s): Excessive floor area ratio and height of building.

Insufficient front yeard, corner traffic visibility, and off-street parking.

VOTED: In reference to petition Z-10284, Hyde Park CDC & Henry A. Kara, 25 Harvard Avenue, Hyde Park, for four variances to erect four-story office building in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Four-story office building. The lot is located in an L-.5 zone at the corner of Harvard Avenue and Winthrop Street in Cleary Square. The site has been vacant for a number of years and the construction of a new office building would have a positive impact in the commercial center and provide needed office space. The proposed structure contains approximately 13,000 square feet and is comparable in size and massing to the two municipal buildings in the surrounding area. The proposal combines 12 off-street parking spaces on the lot and the utilization of a city-owned parking lot directly across the street. The appellant has reviewed the proposal with the Authority and the community.

Board of Appeal Referrals 7/16/87

Hearing: 7/21/87

Z-10287
Paul Sullivan Housing Trust
Valerie Dionne-Lanier, Trustee
128-130 Park Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Increase capacity of lodging house from 12 to 16 lodgers; erect addition.

Violation(s): Extension of conditional use.

VOTED: In reference to petition Z-10287, Paul Sullivan Housing Trust, Valerie Dionne-Lanier, Trustee, 128-130 Park Street, Dorchester, for conditional use to increase capacity of lodging house from 12 to 16 lodgers and erect addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposal includes an approximately 1,200-square-foot residential addition and nine off-street parking spaces. The lodging house has existed at this site for many years and the present appeal is to add four additional lodgers and to upgrade the structure and provide much needed lodging units. The addition is in character with the existing homes in the area and the use does not create a negative precedent for the neighborhood. The appellant has had a commitment in establishing and running lodging homes throughout the City.

South End

Approval Z-10251. 505 Massachusetts Ave. Four to five apartments.

West Roxbury

Denial Z-9974. 1465 VFW Parkway. Display and sale of 50 used cars.

Approval Z-10200. 87 Salman St. One-story addition.

Approval Z-10237. 23 Crehore Rd. One-story addition.

Approval Z-10191. 192 Maple St. Porch and deck additions.